



*36 HILL VILLAGE ROAD, FOUR OAKS, B75 5BA*

## OFFERS AROUND - £900,000



Nestled in the charming Hill Village Road of Four Oaks, this imposing, attractive, traditional styled Freehold detached house is a true gem waiting to be discovered. Boasting 3 generous reception rooms and 5 good sized bedrooms, this property offers ample space for both continentally located family living.

The property features a delightful family bathroom, as well as two well appointed en-suite shower rooms. Each of the five bedrooms comes complete with wardrobes, ensuring plenty of storage space for all your belongings.

The property's interior is designed to impress, with a spacious rear lounge perfect for relaxing evenings, a dining room featuring a focal point fireplace, and a fitted breakfast kitchen that leads to a rear family/day room. The layout is ideal for both entertaining guests and enjoying quality family time.

Convenience is key with parking available for multiple cars and double garage, making coming home a breeze. Additionally, there is a utility room and the presence of a guest WC adds a touch of practicality to this already impressive home. Set to the rear you will find a mature garden.

Set in a prime central location within a short stroll of Mere Green where you will find a host of restaurants, cafes, shops and facilities, the property is additionally served within the area by well regarded schooling for all ages. Furthermore, excellent public transport links are available by way of local bus services and access to the cross city rail line.

Furthermore the property offers PVC double glazing and gas central heating (both where specified) and additionally has the security of an alarm system.

If you are in search of an imposing and spacious family home in a sought-after location, look no further than this property on Hill Village Road. Don't miss out on the opportunity to make this house your own and create lasting memories in a truly special setting. Call Acres Four Oaks for further details, or to book an early appointment to view



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
Contact : 0121 323 3088 [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk)



Set back from the roadway behind a mature laurel hedge, there is a lawned foregarden and multi vehicular driveway. Access is gained to the property via:

**RECESSED PORCH:** Oak front door with glazed inset opens to:-

**WELCOMING RECEPTION HALL:** 10'9" x 10' 0" Feature window to front with coloured glass insets, radiator, understairs storage/cloaks cupboard.

**REAR LOUNGE:** 18'3" max, 15'1" min x 12'7" Pvc double glazed bay window to rear with central double glazed double French doors, double radiator, two further double glazed windows to side, pebble style living flame gas fire with hearth and recess.

**DINING ROOM:** 16'9" max, 13'2" min x 12'6" Pvc double glazed bay window to front, elevated recessed log effect living flame gas fire, contemporary radiator.

**FITTED BREAKFAST KITCHEN:** 21'0" x 11'6" Pvc double glazed window to rear, one and a half bowl sink unit having double base unit beneath, there are a further range of matching units to both and wall level including drawers, elevated stainless steel oven having separate grill, fitted gas hob with extractor canopy over, sweeping onyx style work surfaces with return, peninsular style breakfast area with space for stools, double and single radiators, tiled splashbacks and floor.

**FAMILY/DAY ROOM:** 15'7" x 10'4" Two pvc double glazed windows to rear with matching door to patio, radiator.

**UTILITY ROOM:** 8'4" x 5'4" Fitted wall and base units, work surfaces, recess for appliances, radiator.

**GUEST CLOAKROOM/WC:** White low flushing w.c., matching wash hand basin, radiator.

**RETURN STAIRS TO LANDING:** Pvc double glazed window to front.

**BEDROOM ONE:** 13'6" max, 11'6" min plus door recess x 15'0" max to walls, 13'0" min to wardrobes Pvc double glazed window to rear, tall contemporary radiator, four double fitted wardrobes.

**LARGE EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising:- enclosed shower cubicle, vanity wash hand basin with base unit, low flushing w.c., tall contemporary radiator, tiling to walls and floor.



**TENURE:** We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





**BEDROOM TWO:** 18'7" max, 13'2" min x 12'2" max, 10'2" to wardrobes Pvc double glazed window to rear, tall contemporary radiator, two double fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising:- enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing w.c., tall contemporary radiator, tiling to walls and floor.

**BEDROOM THREE:** 12'3" max, 10'4" to wardrobes x 13'0" Pvc double glazed window to front, two double fitted wardrobes, tall contemporary radiator.

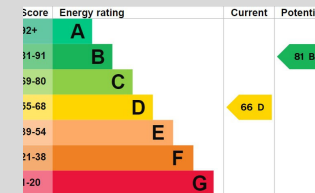
**BEDROOM FOUR:** 15'0" max, 13'0" to wardrobes x 10'6" Pvc double glazed window to front, three double fitted wardrobes, double radiator.

**BEDROOM FIVE:** 11'6" x 10'7" max Pvc double glazed window to rear, radiator, two double fitted wardrobes with side dressing table and drawer unit.

**FAMILY BATHROOM:** 11'3" x 8'8" Pvc double glazed obscure window to side, matching white suite comprising:- feature free standing slipper style bath, wide vanity wash hand basin with base unit beneath, shower cubicle with glazed splashbacks, tall contemporary radiator, tiling to walls and floor.

**DOUBLE GARAGE:** 16'2" x 15'10" (please check these measurements are suitable for your own vehicle) Remote control garage door, door to kitchen.

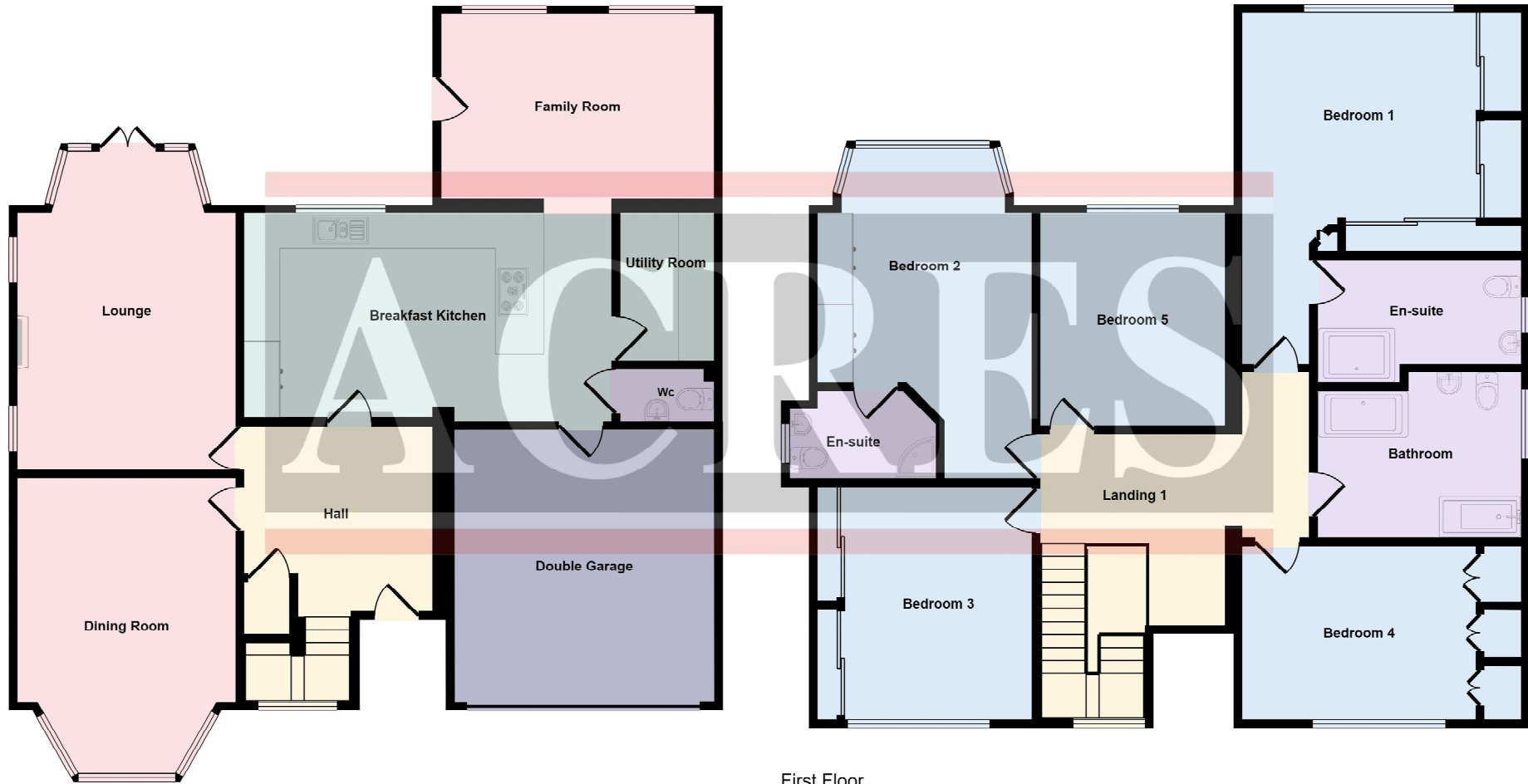
**OUTSIDE:** Paved patio area to a lawned rear garden having mature laurel hedge providing privacy, timber fencing.



Council Tax Band: G



Approx Gross Internal Area  
235 sq m / 2528 sq ft



Ground Floor  
Approx 117 sq m / 1257 sq ft

First Floor  
Approx 118 sq m / 1271 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.