

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Extended, freehold, family home
- ◆ Three double bedrooms
- ◆ Well appointed bathroom with separate shower
- ◆ Attractive lounge
- ◆ Superb, open plan kitchen/diner with family area
- ◆ Snug
- ◆ Utility room & guests wc
- ◆ Garage & mature rear garden



56 RUSSELL BANK ROAD, FOUR OAKS, B74 4RQ - OFFERS AROUND £625,000

Delightfully decorated throughout and offering a wealth of living space, this much improved and extended, detached, freehold family home is set in a much sought after location within Four Oaks, having three good sized bedrooms and a superb, extended, open plan kitchen/diner, with family/living space. Close to well regarded schooling, excellent public transport links and local shopping facilities are close by at 'The Crown', together with more comprehensive shopping facilities, restaurants, coffee shops and amenities at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), this property has been thoughtfully extended and maintained and briefly comprises reception hall, lounge, open plan fitted kitchen/diner with bi-folding doors to rear, snug, utility room, guests wc and garage. To the first floor there are three good sized bedrooms, the master having space for built-in wardrobes or potential en-suite and a comprehensively fitted family bathroom. Externally there is off road parking and a generous, mature rear garden. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a paved, multi-vehicular driveway, access to the property is gained via:

RECEPTION HALL: 17'8" x 5'11" Multi-locking obscure pvc double glazed front door with two obscure pvc double glazed windows, wood effect flooring, radiator.

GUESTS WC: Enlarged wc offering tiled floor, part tiled walls, low level wc, wall hung sink with vanity unit, radiator.

LOUNGE: 13'7" x 10'5" Pvc double glazed bay window to front, coal effect electric feature fireplace with marble hearth and surround, radiator.

FITTED KITCHEN/DINER COMBINING FAMILY AREA: 24'5" x 20'2"

Fitted Kitchen: Pvc double glazed window to rear, four Velux sky lights, comprehensive range of fitted high gloss, handleless units to both base and wall level, central island with fitted units, pan drawers, five ring hob with additional gas hob and extractor canopy over, breakfast bar with space for four stools, space for wine chiller, double stainless steel sink unit inset into quartz work surfaces, splash backs, integrated double oven and dishwasher, space for large American fridge/freezer, useful larder cupboard, under floor heating.

Dining/Family Area: Designed to offer a modern living space with pvc double glazed bi-fold doors to rear, space for table and chairs, electric points for media wall, spotlights throughout, under floor heating.

SNUG: 12'7" x 10'5" Two pvc double glazed windows to side, gas coal effect feature fireplace with marble hearth and surround, radiator.

UTILITY ROOM: 10'10" x 6'1" Obscure pvc double glazed window to side with stainless steel sink unit set into work surfaces, splash backs, plumbing for washing machine, space for dryer, under floor heating.

STAIRS TO LANDING: Obscure pvc double glazed window to side.

BEDROOM ONE: 15'5" max / 13'9" min x 13'7" Pvc double glazed bay window to front, further pvc double glazed window to front, space for built-in wardrobes, radiator.

BEDROOM TWO: 12'5" x 10'5" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 12'6" x 7'3" Pvc double glazed windows to front and side, radiator.

BATHROOM: 8'4" x 7'6" Obscure pvc double glazed window to rear, matching white suite comprising double shower cubicle with jets and steam facility, bath, low level wc, wall hung sink with vanity unit, mirrored storage cupboard, spotlights to ceiling, chrome ladder effect radiator, tiled walls and floor, under floor heating.

GARAGE: 15'5" x 7'4" Double doors to front with racking to walls. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved steps leading to a lawned area with borders to both sides offering mature shrubs, bushes and flower beds, shed.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: E

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Walsall Road

Russell Bank Road, Four Oaks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.