

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four bedrooms
- ◆ Well appointed family bathroom
- ◆ Spacious lounge with study off
- ◆ Dining room
- ◆ Fitted breakfast kitchen
- ◆ Guests wc/shower room & utility
- ◆ Double garage
- ◆ Landscaped rear garden
- ◆ No upward chain
- ◆ Scope for alteration/enlargement



***65 HEATH CROFT ROAD, FOUR OAKS, B75 6RN - OFFERS AROUND £750,000***



Set in this prime, well regarded and sought after location, upon a generous, mature plot, this spacious, freehold, detached family home provides the scope for alteration/enlargement (STPP). Complemented by gas central heating and pvc double glazing (where specified), together with the benefit of solar water heating panels. Heath Croft Road is set within an approximate one mile radius of Mere Green shopping centre, which offers an array of cafes, restaurants, bars and other amenities. Excellent public transport links are within close proximity of the Cross City rail line at Four Oaks station and local bus services, with the addition of having access to Moor Hall infant and junior school. Briefly comprising enclosed porch, reception hallway, guests wc/shower room, lounge with study off, dining room and a breakfast kitchen with utility room. To the first floor there are four bedrooms and a family bathroom, the property also offers a double garage and generous rear garden with mature shrubs, bushes and trees. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a fore garden with shrubs and bushes and a paved driveway, access to the property is gained via:

**ENCLOSED PORCH:** Obscure pvc double glazed windows and door to front opening to:

**RECEPTION HALLWAY:** Front door with obscure glazed window, under stairs storage cupboard, further useful storage cupboard, stairs off, radiator, door to:

**GUESTS WC/SHOWER ROOM:** Obscure glazed window to front, glazed window to side, tiled walls and floor, shower with glazed splash screens, low level wc, wash hand basin, chrome ladder style radiator.

**LOUNGE:** 23'4" x 14'10" Pvc double glazed windows to side and rear, pvc double glazed door to side, radiator.

**STUDY:** 11'10" x 9' Pvc double glazed windows to front and rear, fitted shelving, radiator.

**DINING ROOM:** 13'10" x 12' Pvc double glazed window to front, tiled fireplace, fitted shelving, there is a range of fitted wall cupboards, built-in desk.

**FITTED KITCHEN:** 12'2" x 10'7" Two pvc double glazed windows to rear, one and a half bowl stainless steel sink/drainer unit inset into box edged work surfaces, contemporary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated double oven and microwave above, four ring gas hob with extractor canopy over, recessed pantry cupboard, wood effect flooring, space for table/breakfast bar, access to:

**UTILITY:** 8'2" x 7'8" Pvc double glazed window to rear, stainless steel sink unit set into box edged work surfaces, fitted units to wall level, glazed door to garage.

**STAIRS TO LANDING:** Obscure pvc double glazed window to side, airing cupboard, radiator.

**BEDROOM ONE:** 13'11" x 12'10" Pvc double glazed window to front, wash hand basin, radiator.

**BEDROOM TWO:** 14' x 9'11" Pvc double glazed window to rear, two double built-in wardrobes, built-in dressing table, wash hand basin, radiator.

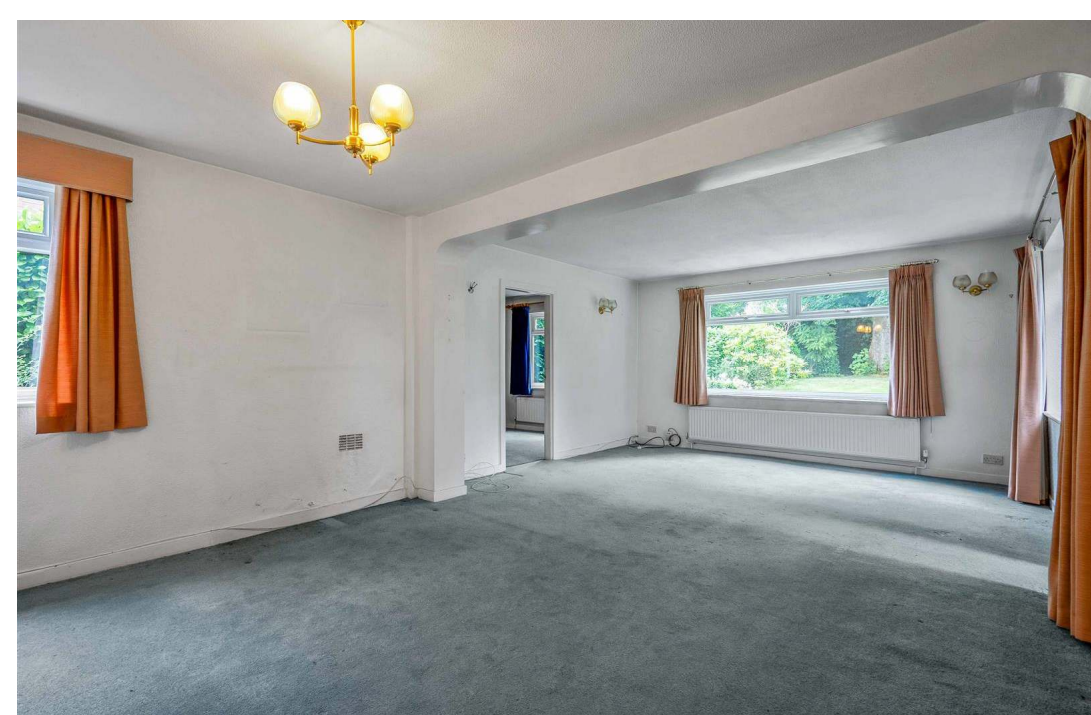
**BEDROOM THREE:** 11'5" x 9'4" Pvc double glazed window to rear, double built-in wardrobe, radiator.

**BEDROOM FOUR:** 11'6" x 7'10" Pvc double glazed window to front, radiator.

**BATHROOM:** 8' x 7'2" Obscure pvc double glazed window to side, tiled walls, tile effect flooring, matching suite comprises bath with shower over, folding glazed screen, low level wc, wash hand basin, heated towel rail.

**DOUBLE GARAGE:** 25'10" max / 10'4" min x 17'9" max / 8'4" min Divided into two sections, pvc double glazed windows to side and rear, door to side, up and over garage door to front. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** A generous rear garden offering a variety of mature trees, shrubs and bushes, additional paved seating area leading to lawn.



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:** F

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

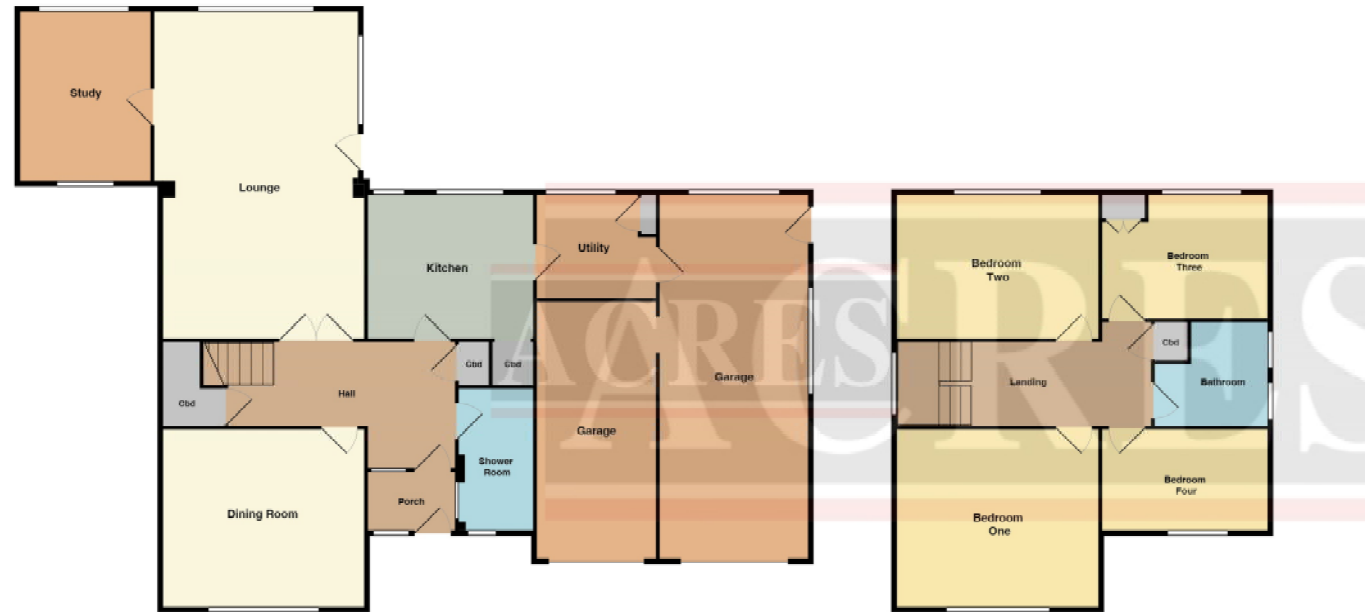
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Little Sutton Lane/Weeford Road

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



### Heath Croft Road, Four Oaks



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.