

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four bedrooms
- ◆ En-suite shower room
- ◆ Stylish family bathroom
- ◆ Through lounge/dining room
- ◆ Fitted breakfast kitchen
- ◆ Conservatory
- ◆ Guests wc
- ◆ Garage
- ◆ Set in a centrally located cul-de-sac
- ◆ Much improved & well presented



***22 AUGUSTINE GROVE, FOUR OAKS, B74 4XX - OFFERS AROUND £525,000***

This tastefully decorated, well presented, detached family home, is set in a central and sought after cul-de-sac, located within walking distance of well regarded schooling. Served locally by access to the Cross City rail line at Blake Street station and local bus routes, the property is also just a short stroll from shopping amenities, cafes and restaurants at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), this imposing family home briefly comprises of entrance porch, reception hallway, guests wc, through lounge/dining room, conservatory and breakfast kitchen with appliances. To the first floor there are four good sized bedrooms, the master having a stylish en-suite shower room, furthermore there is a well appointed family bathroom. Externally there is a garage and mature rear garden. To fully appreciate the property on offer and it's improvements, we highly recommend an internal inspection.

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

**ENCLOSED PORCH:** Pvc double glazed window and door, rustic brick walls, tiled flooring with addition of a built-in post box and storage, opening to:

**RECEPTION HALLWAY:** 16'6" x 6'4" Obscure pvc double glazed window to front, multi-locking obscure pvc double glazed modern front door with door bar, under stairs storage, industrial oak flooring, radiator.

**GUESTS WC:** Pvc double glazed window to side, low level wc, wall hung sink unit, tiled splash backs, storage cupboard, chrome ladder style radiator, industrial oak flooring.

**LOUNGE:** 16'6" x 11' Pvc double glazed window to front, multi-fuel smokeless log burner feature fireplace, slate hearth and surround, pvc double glazed window to side, oak industrial flooring, double radiator.

**DINING ROOM:** 9'3" x 7'11" Double glazed sliding door leading to conservatory, oak industrial flooring, radiator.

**CONSERVATORY:** 10'1" x 9'7" Pvc double glazed windows to each elevation with French doors to side, tiled flooring.

**BREAKFAST KITCHEN:** 15' x 9'7" Two pvc double glazed windows to rear, obscure pvc double glazed door to garden, double bowl stainless steel sink/drainage unit set into square edged work surfaces, complementary tiled splash backs, having a range of matching oak units fitted to both base and wall level including pull out storage units and pan drawers, built-in wine rack & spice rack, built-in Neff appliances including gas hob with extractor canopy over, double oven, microwave and grill, integrated fridge/freezer and dishwasher, plumbing for washing machine, space for dryer, tiled flooring.

**STAIRS TO LANDING:** Pvc double glazed window to side, useful storage cupboard, doors to:

**BEDROOM ONE:** 12'4" x 11'6" Pvc double glazed window to rear, radiator, access to:

**EN-SUITE SHOWER ROOM:** 7'8" x 4'4" Obscure pvc double glazed window to rear, tiled splash backs, double shower cubicle with glazed screen, built-in wash hand basin, low level wc, storage/display shelving, chrome ladder style radiator, Karndean flooring.

**BEDROOM TWO:** 13'10" x 11'3" Pvc double glazed window to front, full length built-in wardrobes designed to have additional depth having mirrored sliding doors, wood effect flooring.

**BEDROOM THREE:** 16'5" x 7'3" Pvc double glazed window to front, radiator.

**BEDROOM FOUR:** 8'8" x 7'2" Pvc double glazed window to front, double built-in mirrored sliding door wardrobes, useful storage cupboard, radiator, wood effect flooring.

**FAMILY BATHROOM:** 7'9" x 5'9" Obscure pvc double glazed window to rear, matching white suite comprising bath with shower over, glazed screen, low level wc, wash hand basin having vanity unit beneath, modern vertical radiator, tiled splash backs, Karndean flooring.

**GARAGE:** 17'5" x 7'7" Up and over garage door, built-in racking to rear **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Having a variety of shrubs and bushes to borders, paved patio 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)

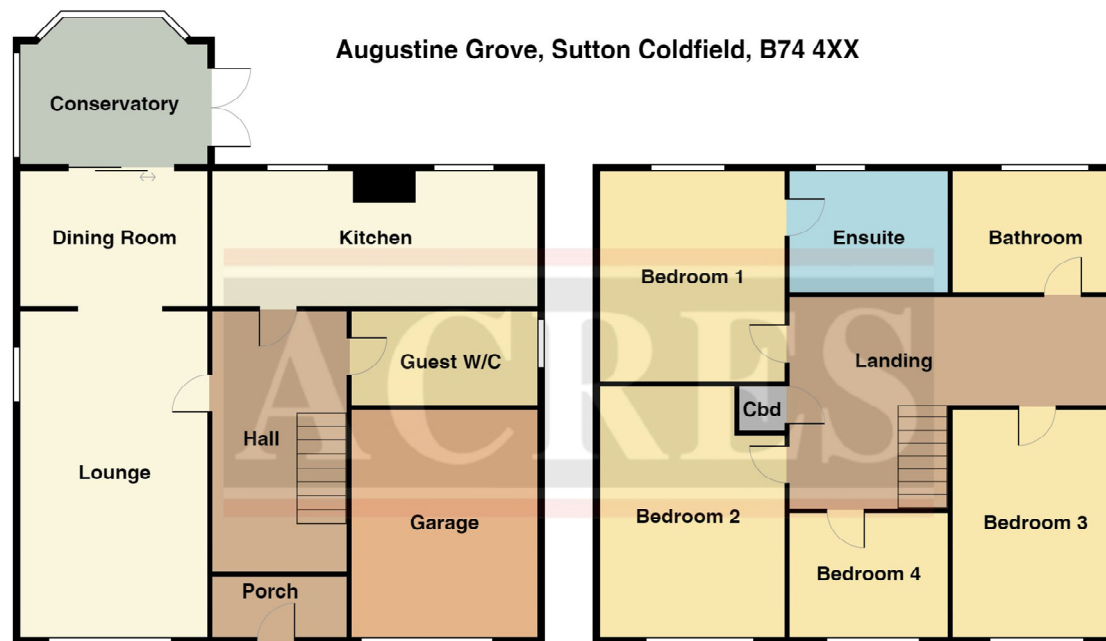
**COUNCIL TAX BAND:** E

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

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

**LOCATION:** Set off Bishops Way, in turn off Hill

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	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.