



6 HIGHOVER DRIVE, OFF HILL VILLAGE ROAD, FOUR OAKS, B75 5HQ

OFFERS AROUND - £920,000

This imposing, delightful, freehold, detached family home, is set in an exclusive, small gated development, off Hill Village Road. Conveniently located, the property is within close proximity of well regarded schooling and a host of amenities at Mere Green, including shops, cafes and restaurants. Furthermore the property is served by excellent public transport links, including the Cross City rail line at Butlers Lane.

Complemented by gas central heating and pvc double glazing (both where specified) the property briefly comprises welcoming reception hall, guests wc, fitted breakfast kitchen with utility space, dining room and generous lounge. To the first floor there are four good bedrooms, two having en-suite shower rooms and fitted wardrobes, together with a well appointed family bathroom. Additionally there is a detached double garage and private rear garden, which offers further development opportunities (subject to all necessary planning permissions and consent). To fully appreciate this deceptively spacious, exclusive, well presented home, we highly recommend an internal inspection.

Highover Drive is access via remote controlled electric gates, the property is approached via a multi-vehicular driveway with fore garden, access is gained via:

RECEPTION HALL: 21'8" max / 9' min x 11'10" Multi-locking front door with pvc double glazed window to front, space for dresser/desk, useful cloaks cupboard, two double radiators, stairs off.

GUESTS CLOAKROOM/WC: Obscure pvc double glazed window to side, low level wc, part tiled walls, wash hand basin, tiled splash backs.



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



LOUNGE: 21'9" max / 18'5" min x 14'2" Pvc double glazed box window to front, two obscure pvc double glazed windows to side, feature fireplace with marble hearth and stone surround, electric style log burning stove fire, two double radiators.

DINING ROOM: 14'2" x 14'2" Pvc double glazed French doors to rear, radiator, double oak doors into lounge.

FITTED BREAKFAST KITCHEN: 16' max / 11'8" min x 11'9" Pvc double glazed window to rear, one and a half bowl stainless steel sink/drain unit set into rolled edge work surfaces with complementary tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, central breakfast bar with additional fitted cupboard to wall, space for Range style cooker with extractor canopy over, tiled floors, integrated dishwasher, space for fridge/freezer, radiator.

UTILITY: 7'8" x 5'6" Obscure pvc double glazed door to side, stainless steel sink/drain unit inset into rolled edge work surfaces, tiled splash backs, fitted base units, plumbing for washing machine, space for tumble dryer, radiator.

STAIRS TO FIRST FLOOR LANDING: Feature length pvc double glazed window to side, useful storage cupboard, additional airing cupboard, radiator.

BEDROOM ONE: 18'8" max / 12'10" min x 15'1" Pvc double glazed window to front, alcove for dressing area which offers two double wardrobes having mirrored sliding doors, radiator, access to:

EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to side, enclosed shower cubicle with glazed splash screen, low level wc, sink with vanity unit beneath, complementary splash backs, tile effect flooring, chrome ladder style radiator.



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: 13'6" x 13' Pvc double glazed window to rear, one double and two single built-in wardrobes, radiator.

EN-SUITE SHOWER ROOM: Enclosed shower cubicle with tiled splash backs, wash hand basin, low level wc, part tiled walls, tiled floor.

BEDROOM THREE: 11'7" x 11'1" Pvc double glazed windows to rear, radiator, one double and two single built-in wardrobes.

BEDROOM FOUR: 10'1" x 9'2" Two pvc double glazed windows to front, radiators.

FAMILY BATHROOM: 7'8" x 7'5" Obscure double glazed windows to side, matching suite comprising bath with shower spray, wash hand basin, low level wc, tiled splash backs, fitted storage/display cabinet, radiator.

DETACHED DOUBLE GARAGE: 18'3" x 7'11" Offering pvc double glazed window to rear, up and over garage door, shelving to walls. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Positioned within the corner of the development, this wrap around garden offers the potential for further development to the side (STPP), to the rear is a paved patio area having lawn, surrounded by borders with a variety of shrubs, bushes and trees.



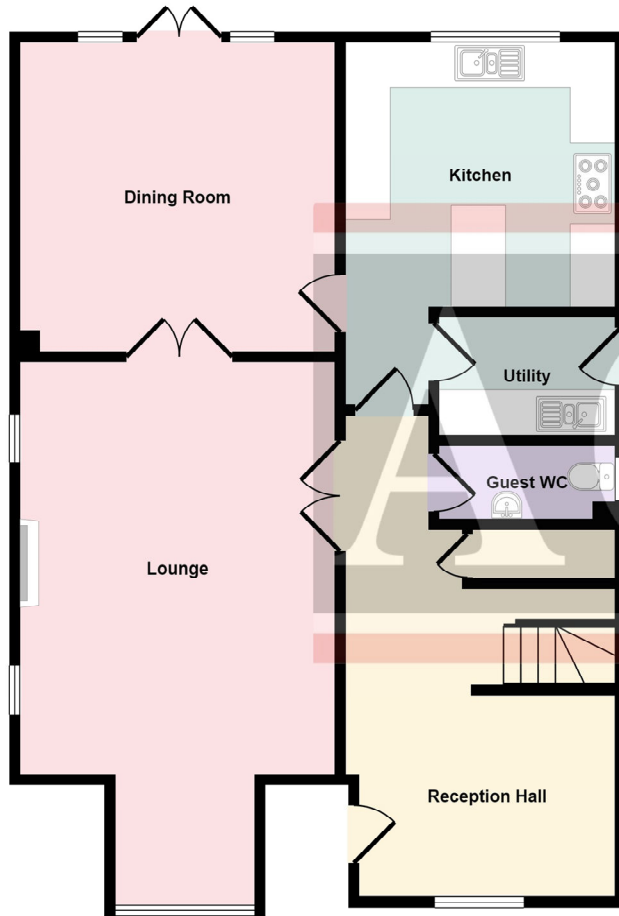
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



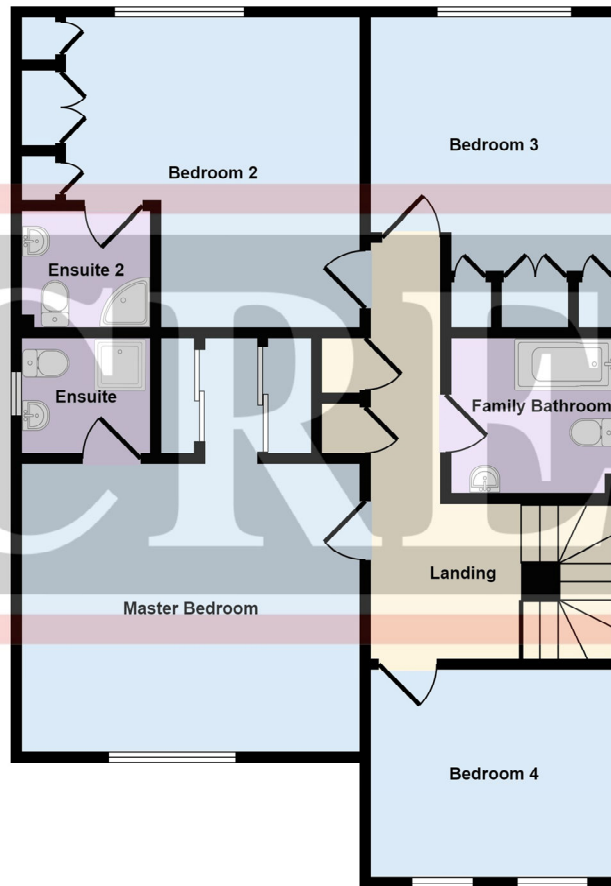
Council Tax Band: G



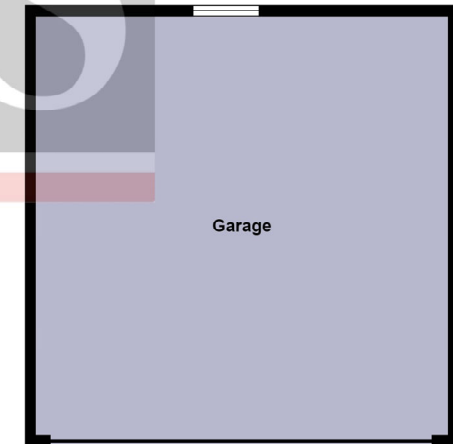
Approx Gross Internal Area
207 sq m / 2230 sq ft



Ground Floor
Approx 89 sq m / 953 sq ft



First Floor
Approx 87 sq m / 939 sq ft



Garage
Approx 31 sq m / 338 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 may not look like the real items. Made with Made Snappy 360.

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.