

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- ◆ Four bedrooms
- ◆ Renewed shower room & separate wc
- ◆ Attractive spacious lounge
- ◆ Dining room
- ◆ Large rear conservatory
- ◆ Fitted kitchen with integrated appliances
- ◆ Side lobby/potential utility room
- ◆ Guests wc & large garage
- ◆ Mature southerly rear garden
- ◆ Set opposite a delightful green



33 SHEPHERDS POOL ROAD, FOUR OAKS, B75 6NB - OFFERS OVER £625,000

This immaculately presented, much improved, spacious, freehold, detached family home, is set in an enviable location, adjacent to and overlooking, a delightful, substantial green, having mature trees. Furthermore the property is set just a short stroll from local countryside. Mere Green with its host of facilities, shops and restaurants, is set close by as are excellent public transport links including access to the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, we highly recommend an internal inspection. Briefly comprising enclosed porch, reception hall, guests cloakroom/wc, attractive lounge, dining room, large rear conservatory, refitted kitchen having integrated appliances, in turn with side lobby/potential utility room. To the first floor there are four bedrooms, together with a renewed family shower room and separate wc. The property also has a large garage and mature, southerly rear garden.

Set back from the roadway behind a multi-vehicular block paved driveway, access is gained to the accommodation via a pvc front door having double glazed inset opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, obscure glazed door to:

RECEPTION HALL: Radiator.

GUESTS CLOAKROOM/WC: Obscure window to front, low flushing wc with matching wash hand basin, tiling to walls and floor, room heater.

ATTRACTIVE LOUNGE: 15'1" x 11'8" Pvc double glazed window to front, coal effect living flame gas fire set into recess, double radiator, glazed double doors open to:

DINING ROOM: 12'9" x 9' Pvc double glazed patio doors to rear, double radiator.

CONSERVATORY: 12' x 10'4" Pvc double glazed windows to rear and side elevations with double glazed double French doors to garden, tiled floor.

FITTED KITCHEN: 18'4" max / 14'7" min x 9' max / 6'3" min Wide pvc double glazed window to rear, double bowl stainless steel sink unit set into sweeping work surfaces having matching upstands, there is a comprehensive range of fitted handleless cream gloss units to both base and wall level including integrated fridge and dishwasher, flush fitting hob having stainless steel extractor canopy over, elevated stainless steel oven having microwave/oven above, radiator. Pantry cupboard having obscure pvc double glazed window to rear.

SIDE LOBBY/POTENTIAL UTILITY ROOM: 9'10" x 4'6" Pvc window and part double glazed door to rear, double and single fitted wall units, space for freezer, door to garage.

STAIRS TO LANDING: Pvc double glazed window to front, airing cupboard.

BEDROOM ONE: 15' max / 13' min x 9'9" Pvc double glazed window to front, radiator, single and two double fitted wardrobes with storage cupboards over.

BEDROOM TWO: 12'9" x 11' plus door recess Pvc double glazed window to rear, radiator.

BEDROOM THREE: 12' x 8'4" Pvc double glazed windows to front and side, radiator.

BEDROOM FOUR: 8'8" x 8'1" Pvc double glazed window to rear, radiator.

SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising large shower cubicle with glazed splash screen, wash hand basin, tiling to walls, chrome ladder style radiator.

SEPARATE WC: Pvc double glazed obscure window to rear, white low flushing wc.

LARGE GARAGE: 16' x 13'9" Door to rear lobby **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Shaped paved patio area to a lawned rear garden having shrubs and bushes set into delightful rockery areas, timber fencing and timber 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)

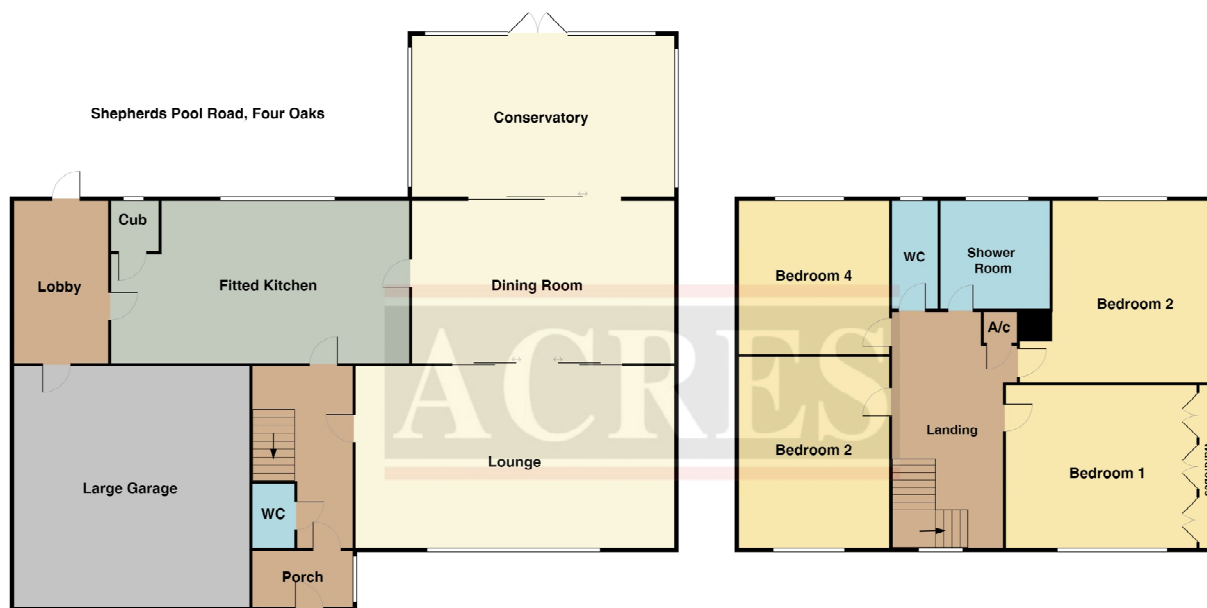
COUNCIL TAX BAND: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Little Sutton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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.