

# ACRES

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- ◆ Four bedrooms
- ◆ Family bathroom with separate shower
- ◆ Lounge with feature fireplace
- ◆ Open plan kitchen/diner with dining space
- ◆ Utility room & guests wc
- ◆ Garage
- ◆ Private rear garden
- ◆ Overlooking fields
- ◆ Planning permission granted
- ◆ No upward chain



**81 ADMIRAL PARKER DRIVE, SHENSTONE, WS14 0NS - OFFERS AROUND £600,000**

This deceptively spacious, imposing, freehold, detached family home, is set , just a short stroll from excellent transport links, including access to Shenstone train station. Positioned within a cul-de-sac, overlooking fields to fore, in this sought after location, the property briefly comprises enclosed porch, reception hallway, family lounge, enlarged open plan kitchen/diner with living accommodation having guests wc, utility space and garage/stores. To the first floor there are four good sized bedrooms, with the master having bespoke fitted wardrobes and a family bathroom with separate shower cubicle. To the rear there is a private garden offering seating and bar area. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular tarmac driveway with side lawn having shrubs and bushes, access is gained to the accommodation via a pvc double glazed door opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to front, multi-locking front door opens to:

**RECEPTION HALL:** 12'6" x 5'8" Obscure pvc double glazed windows to front, wood effect flooring, under stairs storage/cloaks cupboard with bespoke soft close doors, radiator with contemporary cover.

**LOUNGE:** 17' x 11'8" Pvc double glazed bay window to front with fitted shutters, feature fireplace with display/storage surround, modern vertical radiator.

**SUPERB, OPEN PLAN KITCHEN/DINER:** 16'11" x 13'4"

**Kitchen:** Pvc double glazed bi-fold doors to rear, Velux sky lights, tile effect flooring, matching cream shaker style units fitted to both base and wall level including pan drawers, Belfast sink unit set into square edged work surfaces with contemporary splash backs, central island unit offering storage and space for two stools, Smeg range style cooker, integrated fridge/freezer and dishwasher, space for sofa, wall mounted display shelf, contemporary radiator.

**Dining Area:** 12'4" x 8'7" Pvc double glazed French doors to rear, two pvc double glazed windows to side, space for six seater dining room table, wood effect tiled flooring, contemporary radiator.

**GUESTS WC:** Obscure pvc double glazed window to side, low level wc, wash hand basin with vanity unit, chrome ladder style radiator.

**UTILITY:** 9'2" x 8'2" Pvc double glazed obscure door to side, stainless steel sink with work surface above, fitted units to both base and wall level, plumbing for washing machine, space for dryer, additional storage units, space for fridge/freezer.

**STAIRS TO LANDING:**

**BEDROOM ONE:** 12'1" x 11'11" Pvc double glazed window to front, bespoke built-in wardrobes having bedside units, built-in dressing table with drawers, radiator.

**BEDROOM TWO:** 11'6" x 10'6" Pvc double glazed window to front, built-in wardrobe/cupboard, radiator.

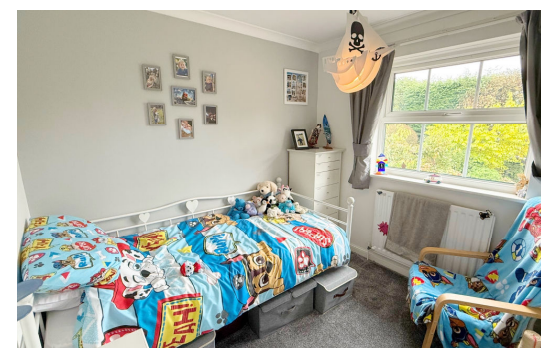
**BEDROOM THREE:** 8'9" x 8'7" Pvc double glazed window to rear, radiator.

**BEDROOM FOUR:** 10' x 7' Pvc double glazed window to rear, radiator.

**FAMILY BATHROOM:** 9'8" x 6'2" Obscure pvc double glazed window to rear, matching white suite comprising double shower cubicle having glazed splash screen, bath with shower over, built-in vanity unit with wash hand basin, low level wc, chrome ladder style radiator, tiled walls and floor.

**GARAGE:** 8'2" x 7'4" Double opening garage door. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Private rear garden offering decked seating area with large lawn, having borders to both sides with shrubs and bushes, to the rear of the garden is a bar with additional seating, shed.



**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)

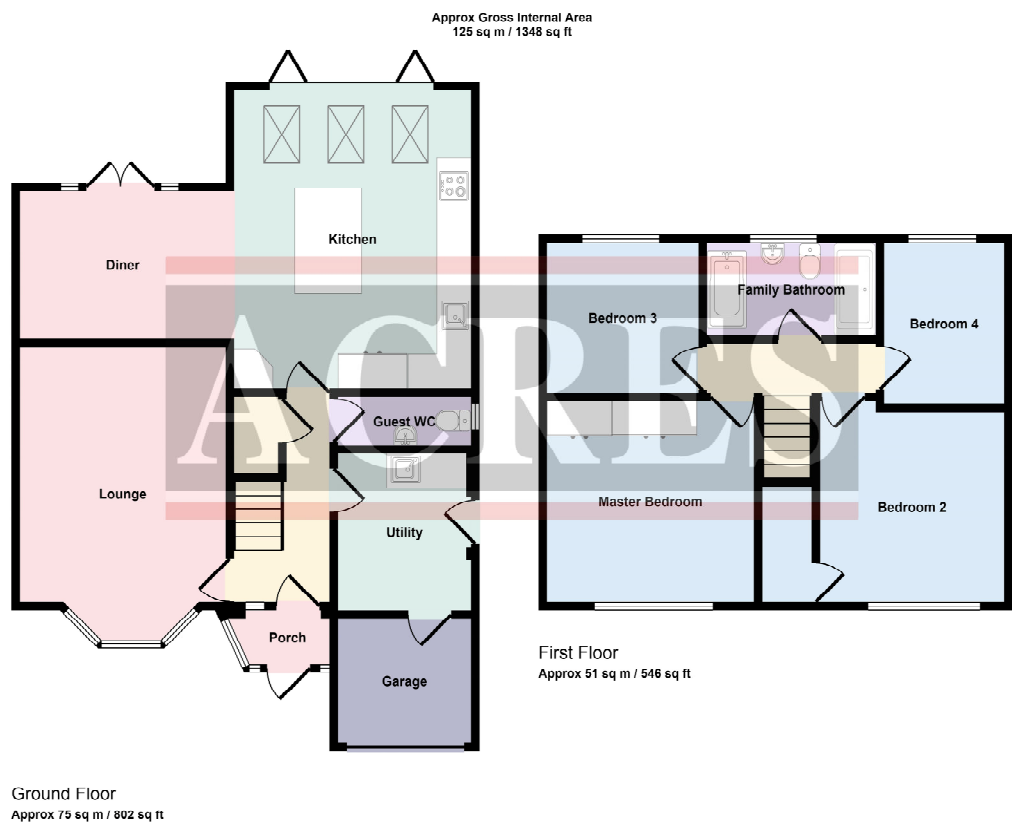
**COUNCIL TAX BAND:** E

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

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

**LOCATION:** Set off New Road, in turn off Pinfold Hill

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.