

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms
- ◆ Master bedroom having en-suite
- ◆ Well appointed family bathroom
- ◆ Attractive, spacious lounge
- ◆ Dining room
- ◆ Garden room
- ◆ Fitted breakfast kitchen
- ◆ Study
- ◆ Double garage
- ◆ Well maintained rear garden
- ◆ Set overlooking a delightful green



10 DUNTON CLOSE, FOUR OAKS, B75 5QD - OFFERS OVER £675,000

This well presented and much improved, spacious, freehold, detached family home, is set in a sought after cul-de-sac, close to open countryside and overlooking a delightful green. Offering gas central heating and pvc double glazing (both where specified) and has the added security of an alarm system. The property has easy access to local bus services and the Cross City rail line, additionally the property is within walking distance of Mere Green shopping centre which offers an array of shops, cafes, restaurants and further amenities, together with well regarded schooling for all ages. Briefly comprising reception hall, guests wc, attractive lounge with dining room off, garden room, fitted breakfast kitchen and study. To the first floor there are four bedrooms, the master having an en-suite shower room, together with a well appointed family bathroom. Externally the property has a double garage and a well maintained, mature rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a twin car tarmac driveway with side lawn, hedging and shrubs/bushes, access to the accommodation is gained via canopy porch with courtesy lighting into:

RECEPTION HALL: 11'4" x 8'6" Obscure pvc double glazed multi-locking front door and obscure pvc double glazed window to front, under stairs storage cupboard, radiator, stairs off to first floor.

GUESTS WC: 5'6" x 3'5" Obscure pvc double glazed window to front, tiled floor and walls, low level wc, wash hand basin with vanity unit below.

ATTRACTIVE LOUNGE: 19'11" x 11'7" Pvc double glazed bay window to front, electric stove style fire set onto a stone hearth with matching surround, radiator, glazed doors to:

DINING ROOM: 14'4" x 9'8" Space for six seater dining table, radiator, glazed sliding doors into:

GARDEN ROOM: 11'2" x 10'10" Pvc double glazed windows to front and side, pvc double glazed French doors to rear garden, Velux skylight, modern vertical radiator, electric radiator.

FITTED KITCHEN: 13'7" x 10'5" Pvc double glazed window to rear, one and a half bowl sink/drain unit set into box edged work surfaces, there is a range of high gloss, handleless, soft close units to both base and wall level including drawers, wood effect splash backs, integrated double oven, grill and microwave, four ring induction hob with extractor canopy over, integrated fridge/freezer and dishwasher, space for table and chairs, wood effect flooring, radiator.

STUDY: 10' x 8'5" Pvc double glazed windows to rear, pvc double glazed patio doors to side, radiator, door to garage.

STAIRS TO LANDING: Useful storage/linen cupboard.

BEDROOM ONE: 18'1 x 11'7" Pvc double glazed box window to front, two double built-in wardrobes, radiator, access to:

EN-SUITE SHOWER ROOM: 6'10" x 5'4" Obscure pvc double glazed window to front, enclosed shower cubicle with glazed sliding splash screens, wash hand basin, low level wc, tiled floor, white ladder style radiator.

BEDROOM TWO: 14'2" x 10'10" Pvc double glazed window to rear, double built-in wardrobe, radiator.

BEDROOM THREE: 10'10" x 8'2" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 9'10" x 8'2" Pvc double glazed window to front and side, storage cupboard/wardrobe, radiator.

BATHROOM: 7'10" x 7'5" Obscure pvc double glazed window to rear, matching white suite comprising 'P'-shaped bath with shower over and glazed splash screen, wash hand basin with vanity unit below, low level wc, part tiled walls, tiled flooring, radiator.

GARAGE: 17'9" x 16'4" Two electric roller garage doors to front, one and a half bowl sink/drain unit, tiled splash backs, plumbing for washing machine, fitted base and wall units, door with obscure glazed window to rear, loft access. **(Please check the suitability of this garage for your own vehicles)**

OUTSIDE: Walled garden with lighting with block paved patio area, generous lawn, having a variety of shrubs and bushes, to the side of the property is made to measure wooden 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:

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FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

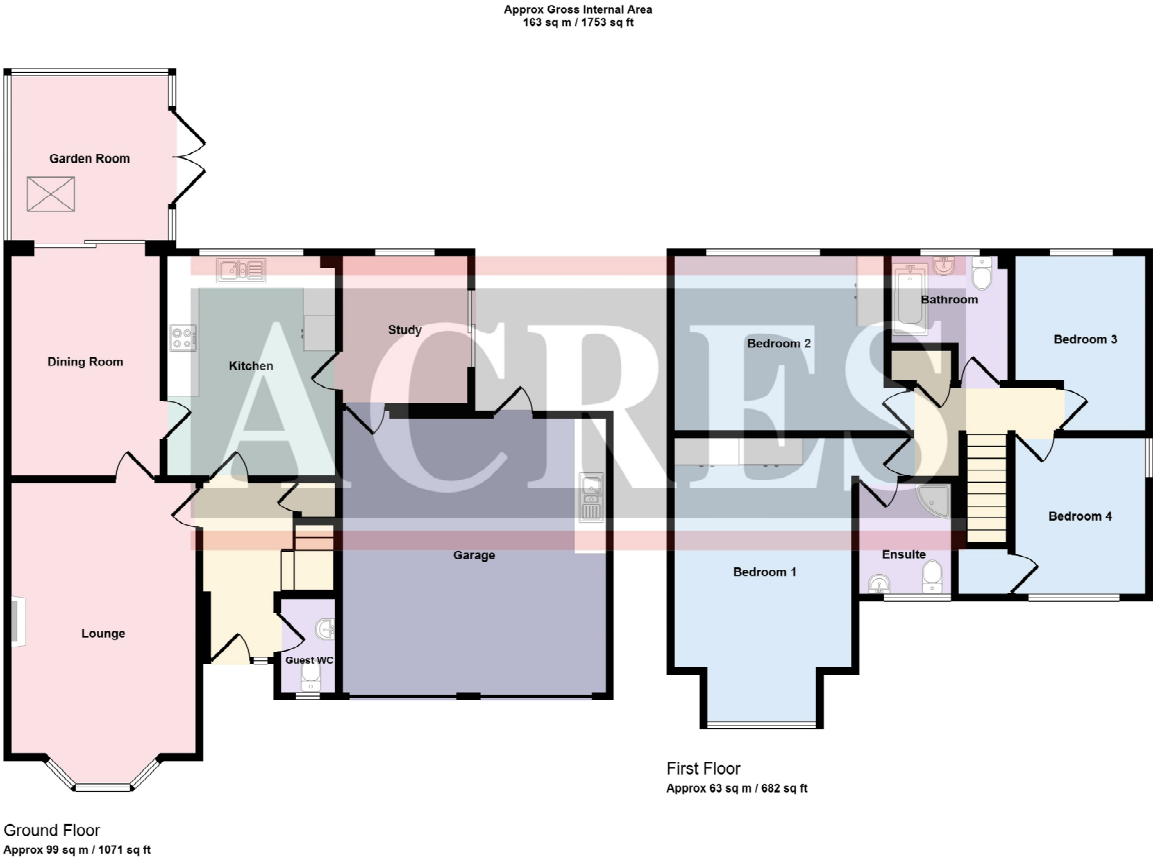
VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Hillwood Common Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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.