

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Five good bedrooms
- ◆ Master with en-suite shower room & dressing area
- ◆ Well appointed family bathroom
- ◆ Attractive rear lounge
- ◆ Study/home office
- ◆ Comprehensively fitted breakfast kitchen
- ◆ Dining room
- ◆ Guests wc & utility
- ◆ Close to open countryside



***1 LOXLEY ROAD, FOUR OAKS, B75 5NY - OFFERS AROUND £700,000***

This exceptionally spacious, well presented, freehold, detached family home, is set in a popular, sought after location, being just a short stroll from open countryside. Centrally located and being close to excellent road links, Mere Green offers an array of amenities including shops, restaurants and cafes, together with its close proximity of the Cross City rail line and local bus services. The thoughtfully designed, enlarged and much improved accommodation benefits from the provision of gas central heating and pvc double glazing. Briefly comprising porch, reception hall, generous family lounge, separate dining room, comprehensively fitted kitchen combining dining area, study, utility, boot room and guests wc. To the first floor there are five bedrooms, the master having fitted wardrobes, an en-suite shower room and dressing area, together with a well appointed family bathroom. The property externally has a garage and a private, mature rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac multi-vehicular driveway providing ample off road parking for up to four cars, access to the property is gained via:

**ENCLOSED PORCH:** Pvc double glazed windows, obscure pvc double glazed door, tiled flooring, leading into:

**RECEPTION HALLWAY:** 15' x 6'4" Obscure pvc double glazed front door, obscure pvc double glazed windows to side, wood effect flooring, useful under stairs storage area, two radiators, leading to inner hallway being 26'4" x 2'8" to:

**FITTED KITCHEN COMBINING DINING AREA:** 15'5" x 14'8" Two pvc double glazed windows to front, two Velux skylights, being open plan having Belfast sink unit set into Zenith Compact work surfaces, there is a range of Shaker style fitted units to both base and wall level including drawers and pull out storage cupboards, central island unit with space for three stools and additional units with wine chiller, integrated dishwasher, pull out rubbish bin unit, space for Range style cooker, splash backs and extractor canopy over, space for American style fridge/freezer, wall mounted TV point, space for a large dining table, two modern vertical radiators, tiled flooring.

**DINING ROOM:** 13'4" x 9'4" Pvc double glazed windows to front and side, Velux skylight, wood effect flooring, radiator, door to:

**BOOT ROOM:** 10'1" x 5'7" Pvc obscure double glazed door to side, there is a range of fitted units to both base and wall level, tiled flooring.

**LOUNGE:** 24'3" x 11'11" Pvc double glazed window to rear, three pvc double glazed bi-fold doors to rear, space for log burner with oak beam mantle and polished stone hearth, two radiators.

**STUDY/HOME OFFICE:** 10'10" x 7'11" Pvc double glazed windows to rear, fitted shelving, radiator.

**UTILITY:** 10'10" x 6'4" Pvc double glazed windows to rear, fitted wall cupboards, stainless steel sink unit set into work surfaces, space for tumble dryer, plumbing for washing machine, tile effect flooring.

**GUESTS WC:** Obscure pvc double glazed windows to side, low level wc with sink and vanity unit, chrome ladder style radiator, rustic stone effect wall.

**STAIRS TO LANDING:** Useful built-in storage cupboard, doors off to:

**MASTER BEDROOM:** 21'11" x 14'8" Pvc double glazed windows to front and rear, large dressing area with wardrobes having sliding doors to each side, two radiators, door to:

**EN-SUITE SHOWER ROOM:** 6'10" x 5'11" Obscure pvc double glazed window to rear, matching white suite comprising double shower cubicle and glazed sliding splash screens, part tiled walls, low level wc, wash hand basin, chrome ladder style radiator.

**BEDROOM TWO:** 12'8" x 10'11" Pvc double glazed window to front, double and single built-in wardrobes with sliding doors, radiator.

**BEDROOM THREE:** 11' x 8'1" Pvc double glazed window to rear, space for double wardrobe, radiator.

**BEDROOM FOUR:** 12'11" x 8' Pvc double glazed window to rear, space for double wardrobe, radiator.

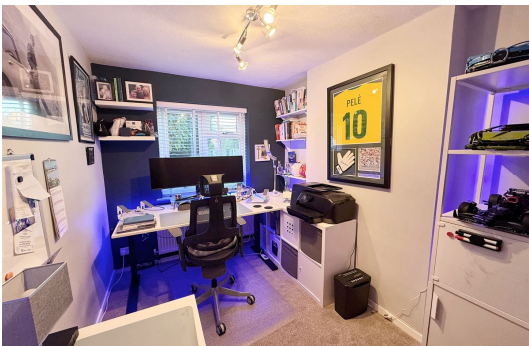
**BEDROOM FIVE:** 9'1" x 6'5" Pvc double glazed window to front, space for double wardrobe, built-in storage cupboard, radiator.

**FAMILY BATHROOM:** 9' x 6'3" Obscure pvc double glazed windows to side, suite comprising bath with shower over and glazed splash screen, white brick tiled splash backs, wash hand basin with vanity unit below and tiled surround, low level wc, ladder style radiator.

**GARAGE:** 16'6" x 8'1" Up and over electric garage door **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved patio area leads to lawn having a variety of shrubs and bush borders, additional rear patio area mature trees provide privacy, timber 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.

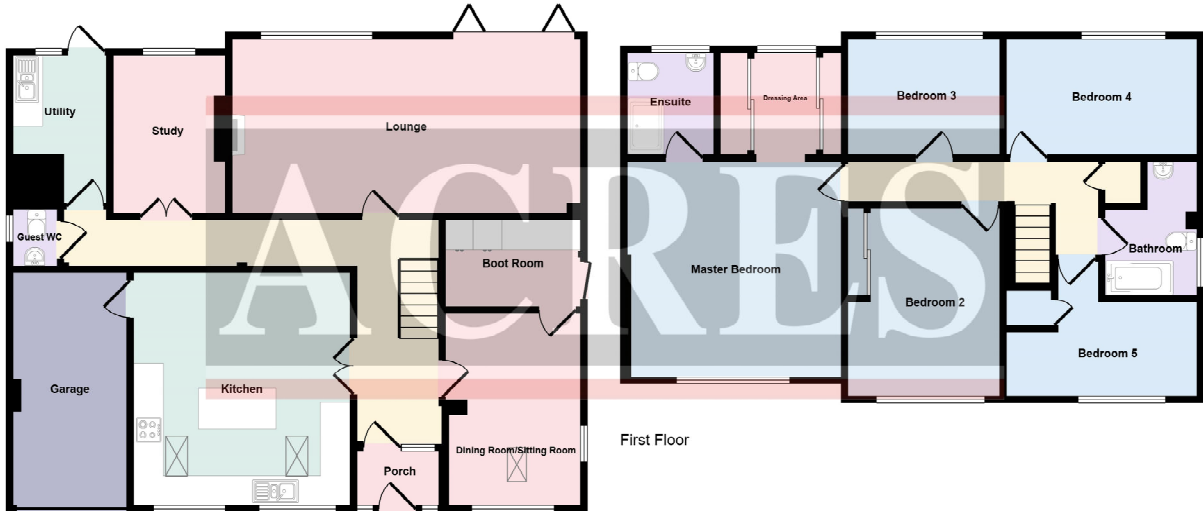
LOCATION:

Set off Worcester Lane

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

76 C

82 B



Ground Floor

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.