

# ACRES

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- ◆ Three bedrooms
- ◆ En-suite shower room to master
- ◆ Family bathroom
- ◆ Spacious lounge & separate dining room
- ◆ Enlarged open plan breakfast kitchen
- ◆ Separate dining room
- ◆ Guests wc
- ◆ Garage
- ◆ Sought after location
- ◆ Set close to open countryside



***18 BODICOTE GROVE, FOUR OAKS, B75 5TG - OFFERS AROUND £500,000***



This well presented, spacious, freehold, detached family home, is set in a prime, central location and is close to bus links and is a short stroll from open countryside. Complemented by gas central heating and pvc double glazing (both where specified) this thoughtfully designed and much improved accommodation briefly comprises reception hall, spacious family lounge leading to dining room, enlarged fitted breakfast kitchen with appliances, guests wc and garage. To the first floor there are three bedrooms with the master having an en-suite shower room, together with a family bathroom. To the rear is a mature rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway, access to the property is gained via:

**RECEPTION HALLWAY: 14'4" x 5'10"** Obscure pvc double glazed multi-locking front door, bespoke under stairs storage unit having six deep pop out drawers, separate large useful storage cupboard.

**GUESTS WC:** Obscure pvc double glazed window to front, low level wc, wall hung sink unit, Karndean flooring.

**LOUNGE: 16'4" x 10'5"** Pvc double glazed box window to front, feature fireplace having marble hearth and surround and timber mantle, Karndean flooring, radiator, glazed door leads to:

**DINING ROOM: 10'10" x 10'7"** Pvc double glazed window to rear, pvc double glazed patio doors to rear, Karndean flooring, radiator.

**OPEN PLAN FITTED BREAKFAST KITCHEN: 15'5" x 9'11"** Two pvc double glazed windows to rear, pvc double glazed door to side, modern fitted units to both base and wall level including drawers and pull out storage units, one and a half stainless steel sink drainer unit set into box edged work surfaces, fitted Neff appliances including eye level oven and combination microwave/grill, five ring gas hob with extractor canopy above, dishwasher, fridge/freezer and washing machine, pull out recycling unit, parasol unit, plinth heater and under unit lighting, fitted wine rack, breakfast bar having space for two stools, Karndean flooring, radiator.

**STAIRS TO LANDING:** Pvc double glazed window to side, storage cupboard.

**BEDROOM ONE: 12'6" x 10'8"** Pvc double glazed windows to rear, double built-in wardrobe with mirrored sliding doors, radiator, access to:

**EN-SUITE SHOWER ROOM:** Obscure pvc double glazed window to side, white suite comprising enclosed shower cubicle and sliding glazed doors, tiled walls and flooring, low level wc, wash hand basin.

**BEDROOM TWO: 10'9" max / 7'3" min x 10'8"** Pvc double glazed window to front, radiator.

**BEDROOM THREE: 9'9" x 7'3"** Pvc double glazed window to front, double built-in wardrobe, radiator.

**BATHROOM: 8'3" max / 6'3" min x 6'1"** Obscure pvc double glazed window to rear, matching white suite comprising bath with shower spray, sink with vanity unit beneath, part tiled walls, low level wc, chrome ladder style radiator.

**GARAGE: 17'9" x 8'3"** Up and over metal garage door, obscure pvc double glazed door to side, fitted wall units. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area leading to lawn, having borders with a variety of shrubs and bushes.







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.

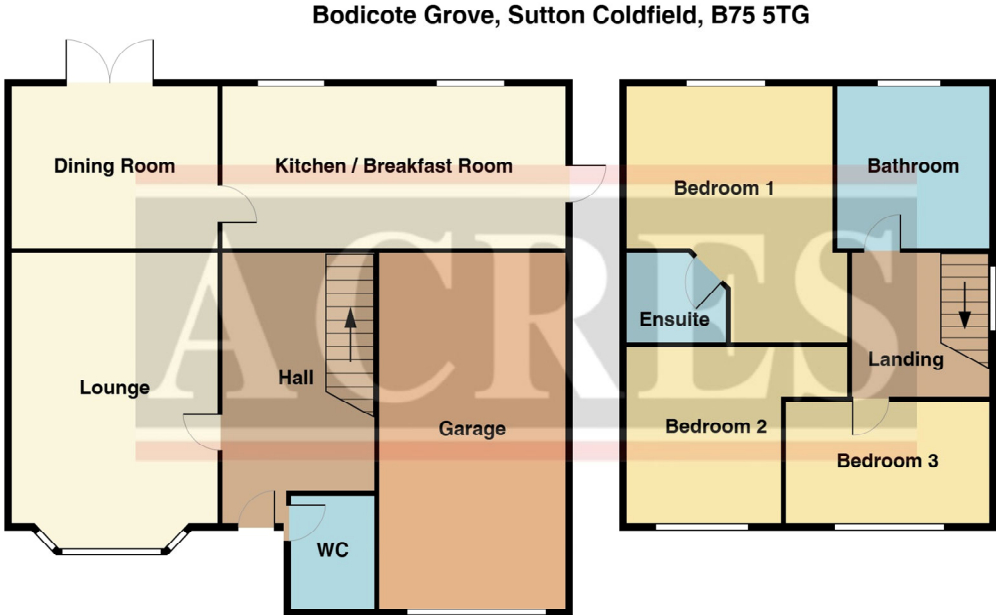
VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Aulton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	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.