

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedrooms
- En-suite bathroom
- Well appointed family bathroom
- Attractive, spacious lounge
- Substantial dining room combining garden/sitting room
- Comprehensively fitted breakfast kitchen
- Utility room with additional wc off
- Study/optional bedroom four
- Double garage
- Set in a centrally located cul-de-sac



***FARNCOTE DRIVE, FOUR OAKS, B74 4QS - PRICE GUIDE £700,000***

This well presented, imposing, deceptively spacious, freehold, detached bungalow, is nestled in a peaceful, centrally located cul-de-sac, just a short stroll from a range of shopping facilities available at 'The Crown'. The property accordingly offers excellent public transport locally, including access to the Cross City rail line and furthermore is positioned within only a few hundred metres of Sutton Park, with all its natural beauty and walkways, together with well regarded schooling for all ages within the area. Complemented by gas central heating and pvc double glazing (both where specified), the property combines style and comfort as either a spacious retirement bungalow or perhaps a well proportioned family home. The property features three good sized bedrooms, the master having an en-suite bathroom, together with a well appointed family bathroom with feature roll top bath. A spacious lounge provides a welcoming reception room, whilst a large dining room seamlessly combines with a garden/sitting area, perfect for relaxation/entertaining. A versatile study, which could also serve as a potential fourth bedroom, adds flexibility to the property. A comprehensively fitted breakfast kitchen is ideal for family meals and indeed there is a separate utility room off, providing additional convenience. Completing the property is a double garage providing ample storage space, furthermore set to the rear is a private lawned garden. To fully appreciate the accommodation on offer and its generous proportions, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular, tarmac driveway having lawn, access is gained to the property via:

**DEEP CANOPY PORCH:** Pvc door with double glazed inset opens to:

**WELCOMING RECEPTION HALL:** Double radiator, wood laminate flooring, large airing cupboard, cloaks cupboard.

**ATTRACTIVE LOUNGE:** 20'9" x 12' Pvc double glazed window and double glazed double French doors to rear, log effect living flame gas fire set into recess having TV recess above, two double radiators.

**FITTED BREAKFAST KITCHEN:** 20'9" x 10'2" max / 9'2" min Two pvc double glazed windows to front, twin bowl stainless steel sink unit set into sweeping rolled edge work surfaces with matching upstands, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated fridge/freezer and dishwasher, elevated oven having separate grill, fitted gas hob with extractor canopy over, four space fitted breakfast table, tall contemporary radiator.

**LOBBY:** Pvc double glazed door to side.

**DINING/GARDEN ROOM:** 26'3" x 11' Wide/deep pvc double glazed window to rear, double glazed patio doors to side, two double radiators, wood laminate flooring.

**BEDROOM ONE:** 16'8" x 11'10" Pvc double glazed window to rear, double radiator.

**EN-SUITE BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising bath, vanity wash hand basin with double base unit beneath, low flushing wc, enclosed separate shower cubicle, tiling to walls, ladder style radiator.

**BEDROOM TWO:** 14'4" x 11' Pvc double glazed window to front, double radiator.

**BEDROOM THREE:** 9'6" x 8' Pvc double glazed window to rear, double radiator.

**BATHROOM:** Pvc double glazed obscure window to side, matching well appointed white suite comprising roll top, claw footed bath, vanity wash hand basin with base unit beneath, low flushing wc, contemporary radiator, tiling to walls and floor.

**UTILITY ROOM:** 9'9" x 8'9" plus recess Single drainer sink unit having base unit beneath, further fitted wall and base units, rolled edge work surfaces, recesses for washing machine, dryer and fridge/freezer, double radiator, natural light tube.

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

**STUDY/POTENTIAL BEDROOM FOUR:** 9'6" x 6'3" Pvc double glazed window to rear, double radiator.

**DOUBLE GARAGE:** 17'6" x 14'10" Remote controlled electric garage door, door to utility. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area to a lawned rear garden having shaped pathway to a large shed, timber fencing.





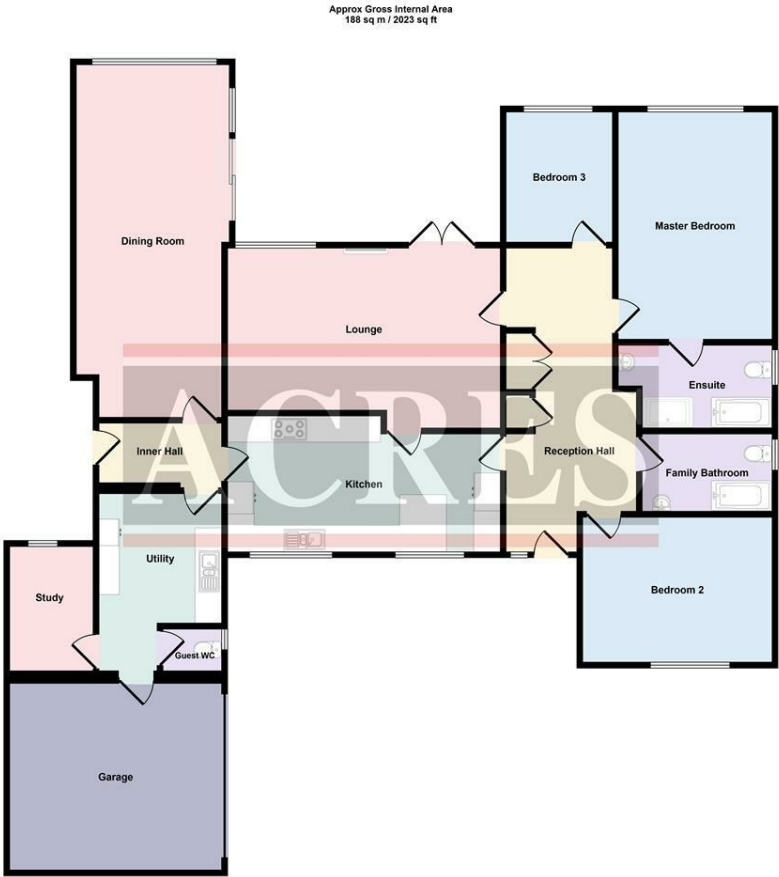
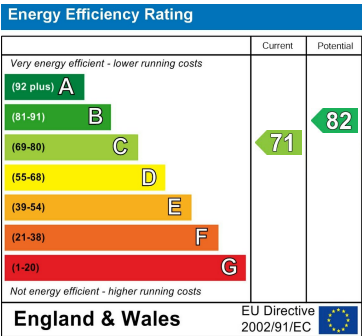
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TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 323 3088



Floorplan

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 Mapped 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.

