

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached family home
- Three good sized bedrooms
- En-suite shower room
- Well appointed family bathroom
- Spacious lounge
- Separate dining room
- Fitted kitchen leading to bar area
- Garage
- Private, landscaped rear garden
- Sought after location, close to public transport links



SHELLEY DRIVE, FOUR OAKS, B74 4YD - OFFERS AROUND £525,000

This spacious, delightfully decorated and well presented, contemporary, detached family home, set in a most convenient location, close to excellent public transport links via the Cross City rail line at Blake Street and local bus services. The property is also set within only a few hundred metres of open countryside and local shopping facilities are available at 'The Crown'. Further amenities, restaurants and cafes are available at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises enclosed porch, welcoming reception hall, guests wc, open plan lounge with patio doors to rear, separate dining room and a fitted breakfast kitchen leading to bar/snug. To the first floor there are three good sized bedrooms, the master having an en-suite, together with a well appointed family bathroom. Externally the property offers a garage and a private, landscaped rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a block paved in & out driveway, the property is accessed via:

ENCLOSED PORCH: Obscure pvc double glazed window with multi-locking front door, rustic brick effect, tiled floor, leads into:

WELCOMING RECEPTION HALLWAY: 7'5" x 6'5" Pvc double glazed window to front, wood effect, flooring, radiator, stairs off.

GUESTS WC: 7'9" x 3'7" Pvc double glazed window to side, wood effect flooring, low level wc, wash hand basin, radiator.

FAMILY LOUNGE: 20'2" x 12' Pvc double glazed window to front, pvc double glazed patio doors to rear, feature fireplace with coal effect living flame gas fire with marble surround, hearth and mantle, wood effect flooring, two radiators.

DINING ROOM: 11'11" x 11'5" Pvc double glazed window into porch, useful storage cupboard, wood effect flooring, radiator.

FITTED KITCHEN: 11'1" x 8'8" / 6'10" x 3'7" Pvc double glazed window to rear, separated into two areas, the kitchen offers one and a half bowl sink/drain unit set into rolled edge work surfaces, contemporary tiled splash backs, there is a range of fitted units to both base and wall level with pan drawers and pull out units, eye level integrated oven and grill, four ring gas hob with extractor canopy above, integrated dishwasher, breakfast bar with space for four stools. The second area has a pvc double glazed window to rear, rolled edge work surfaces, further fitted cupboards to base and wall level, integrated fridge/freezer, plumbing for washing machine, tiled flooring throughout, leading into:

BAR AREA/SNUG: 14'6" x 7'7" Pvc double glazed window and obscure door to rear, wood effect flooring, space for bar.

STAIRS TO LANDING: Airing cupboard.

BEDROOM ONE: 15'2" max / 9'11" min x 14'8" Two pvc double glazed windows to front, two double and one single built-in wardrobes, matching bedside units, storage cupboard and two chests of drawers, radiator, door to:

EN-SUITE: 8'5" x 5'5" Obscure pvc double glazed window to rear, white suite comprising double shower cubicle, built-in wc, wash hand basin with vanity unit, display/storage shelf, marble effect tiles, tiled flooring, chrome ladder style radiator.

BEDROOM TWO: 12' x 11'9" Obscure pvc double glazed windows to front and side, wood effect flooring, two double and one single built-in wardrobes, radiator.

BEDROOM THREE: 9' x 8' Pvc double glazed window to rear, wood effect flooring, useful storage cupboard, radiator.

FAMILY BATHROOM: 9'8" x 5' Obscure pvc double glazed window to rear, white suite comprising whirlpool bath with shower above and glazed splash screen, low level wc, wash hand basin with vanity unit, chrome ladder style radiator, tiled flooring, part tiled walls.

GARAGE: 17'7" x 7'11" Up and over garage door. (Please check the suitability of this garage for your own vehicle)

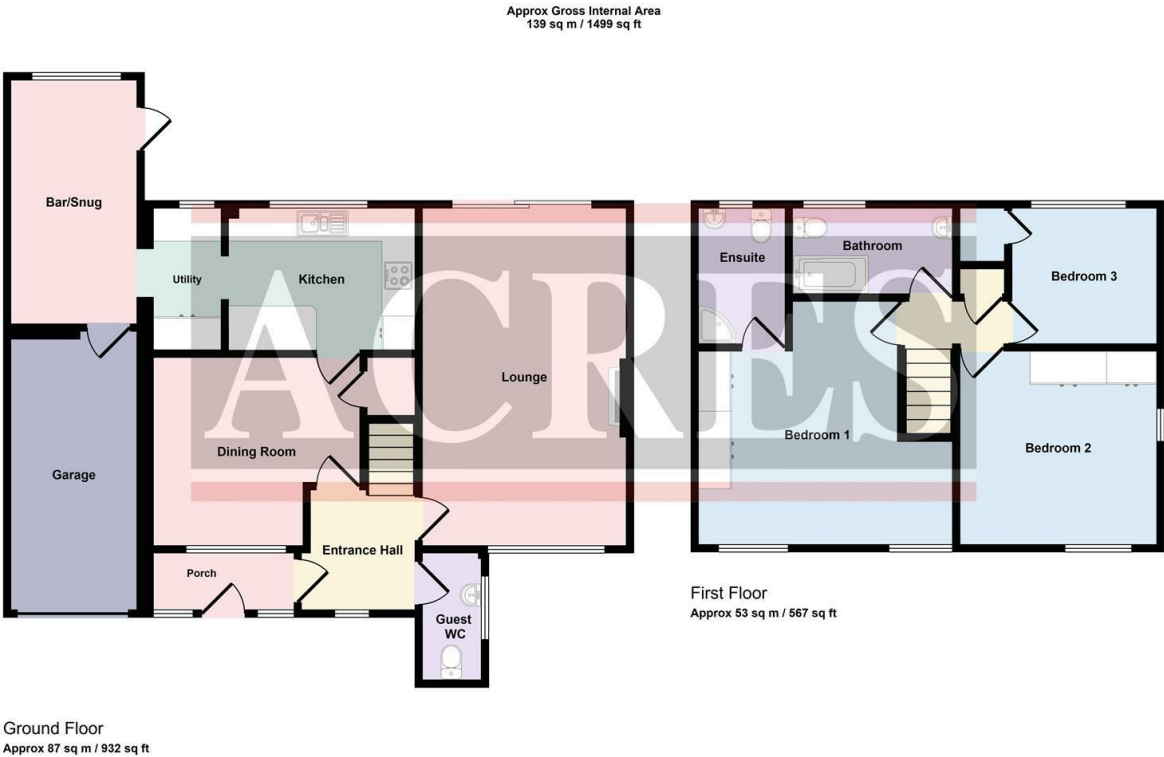
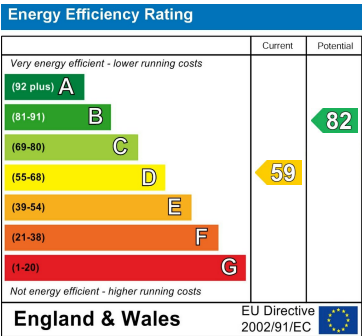
OUTSIDE: Private, well maintained, landscaped rear garden with pond and water feature, decked seating area, further patio area with timber shed, lawned area, surrounded by borders having a variety of shrubs, bushes and mature trees.



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 : E

VIEWING: Highly recommended via Acres on 0121 323 3088



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.