

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Recently renovated family home
- Three/four bedrooms
- Large family bathroom
- Luxury ground floor shower room
- Superb open plan fitted kitchen/diner combining family area
- Utility
- Versatile living accommodation
- Fitted carpets & blinds included
- Private rear garden
- Sought after location



HILLMORTON ROAD, FOUR OAKS, B74 4SH - £600,000

This attractive, spacious and much improved, detached home, has been renovated to a high standard and offers versatile living by way of ground floor accommodation and bedrooms, however also ideal for family living. Set in a prime, central and sought after location, just a short stroll from well regarded schooling and excellent public transport links by way of the Cross City rail line and bus services. Having an array of amenities close by at 'The Crown' and further facilities including cafes and restaurants at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises welcoming reception hall, luxury ground floor shower room, two ground floor bedrooms/potential reception rooms, superbly fitted, open plan kitchen diner with family area overlooking the rear garden and utility room. To the first floor there are two further bedrooms, the master having built-in storage and an additional a large, well appointed family bathroom. Fitted carpets and blinds are included within the sale. To fully appreciate the accommodation and specification, we highly recommend an internal inspection.

Set back from the roadway occupying a corner position, there is a multi-vehicular driveway offer potential space for a garage (subject to necessary permissions). Access to the property is gained via:

WELCOMING RECEPTION HALL: 13'7" x 5'11" Solid oak flooring, multi-locking composite front door, two obscure pvc double glazed windows to front, useful storage cupboard, radiator, stairs off.

ENLARGED GROUND FLOOR SHOWER ROOM: 7'3" x 5'3" Modern suite comprises double shower cubicle with fixed shower head and additional shower spray, wall hung sink with vanity unit, low level wc, tiled splash backs, tiled floor, ladder style radiator.

LOUNGE: 15'4" x 12'6" Pvc double glazed window to side, radiator, has the potential to be utilised as an additional bedroom.

DINING ROOM/ POTENTIAL BEDROOM THREE: 11'11" x 11'5" Pvc double glazed window to side, radiator.

OPEN PLAN KITCHEN/DINER COMBINING FAMILY AREA: 24'2" x 21'1" Aluminium bi-fold doors to rear, pvc double glazed window to side, oak flooring, Carrara Minerva work surfaces, there is a range of fitted units to both base and wall level, integrated AEG oven and four ring hob with extractor canopy over, integrated microwave and wine fridge, Belfast sink unit, splash backs, integrated fridge/freezer and dishwasher, leads into family area offering modern vertical radiator, alcove for dining table, archway into:

UTILITY: 9'1" x 5' Pvc double glazed door to rear, fitted units to base and wall level, Carrara Minerva work surfaces, plumbing for washing machine, space for dryer.

STAIRS TO LANDING: Galleried landing offers 'A-framed' pvc double glazed window to front, display opening, space for feature chandelier/lighting, solid oak stair case with glazed panelling, door to:

BEDROOM ONE: 15'4" x 13'10" Pvc double glazed window to side, two Velux skylights, feature panelling, eaves storage, modern vertical radiator, built-in storage cupboard, space for fitted wardrobes.

BEDROOM TWO: 16'6 x 8'9" Pvc double glazed window to side, Velux skylight, modern, vertical radiator.

BATHROOM: 11'3" x 7'4" This generous bathroom comprises white suite with freestanding bath, double shower cubicle with glazed splash screen, wall hung sink unit with sensor mirror over, low level wc, marble effect tiled walls and floor, chrome ladder style radiator.

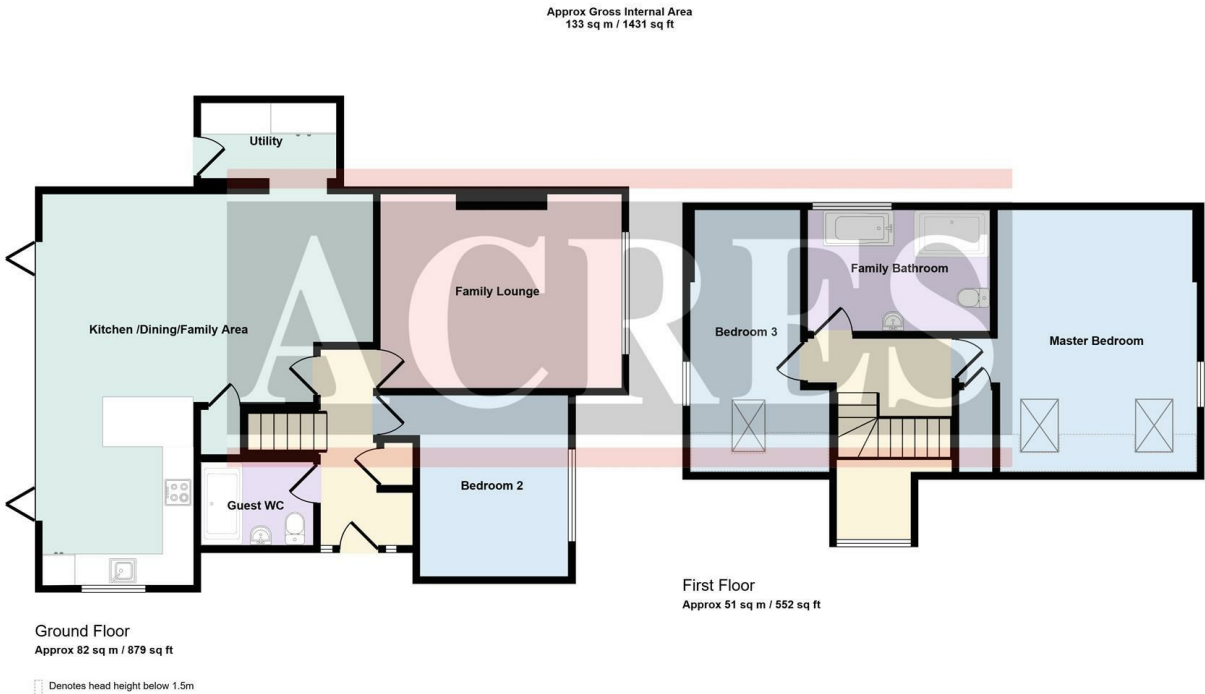
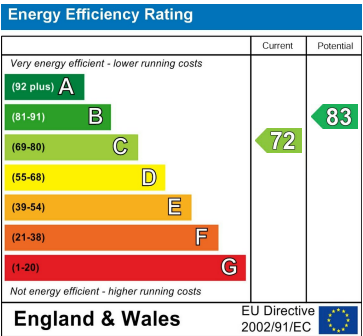
OUTSIDE: Porcelain tiled patio area with lawn, gated side access, large shed and bin store, access to front of property.



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.

