

ACRES

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- ◆ Five/six bedrooms, four bedrooms to main house
- ◆ En-suite shower room & family bathroom
- ◆ Large ground floor double bedroom & ground floor bathroom
- ◆ Imposing, substantial lounge/dining room
- ◆ Snug & study
- ◆ Fitted breakfast kitchen
- ◆ Self-contained annexe/flat with:
- ◆ Spacious lounge/fitted kitchen
- ◆ Further double bedroom & en-suite shower room
- ◆ Set overlooking open fields.



5 RECTORY CLOSE, DRAYTON BASSETT, B78 3UH - OFFERS AROUND £585,000

Set in at the head of a small cul-de-sac in a delightful, rural location, with views accordingly to the fore and side, the charming village that is Drayton Bassett, is in a central location, just a short drive from both Sutton Coldfield and Tamworth town centres. Excellent local road networks are readily available, including access to the Midlands motorway network. Complemented by gas central heating and pvc double glazing (both where specified) this imposing family home offers spacious accommodation and unusually is complemented further by the provision of a self-contained apartment, providing the opportunity for multi-generational living or rental income. The main house briefly comprises an enclosed porch opening to deep reception hall, study/snug, imposing substantial lounge/dining room, fitted breakfast kitchen, large ground floor double bedroom and a family bathroom. To the first floor there are three further bedrooms, the master having wardrobes and en-suite shower room, together with an additional family bathroom having feature slipper bath. Additionally there is a home office/study. Self-contained annexe/flat: Entered via a reception hall, stairs to first floor, spacious lounge/fitted kitchen, further double bedroom, en-suite shower room. The property has a double car garage and wide loggia, together with mature rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a block paved driveway, access is gained to the property via:

FULLY ENCLOSED PORCH: Pvc double glazed windows and door to:

DEEP RECEPTION HALL: Obscure window to front, radiator.

SNUG: 12'3" x 9' Pvc double glazed window to front, radiator.

IMPOSING, SPACIOUS LOUNGE: 23'6" x 20'4" max / 17' min Pvc double glazed bow windows to side and rear, log burning stove set on a tiled hearth into recess, two double radiators, double glazed patio doors to loggia with fitted shutters.

FITTED BREAKFAST KITCHEN: 19'6" x 8'10" Pvc double glazed window to side with further double glazed double French doors to garden, sink unit set into sweeping work surfaces with upstands and tiled splash backs, Range style cooker having twin ovens and gas hob with stainless steel extractor canopy over, there is a comprehensive range of fitted units to both base and wall level including drawers, three space fitted breakfast bar, period style radiator.

GROUND FLOOR BEDROOM TWO: 17'10" max / 14' min x 14' max / 9'9" min Pvc double glazed window to front, radiator.

GROUND FLOOR FAMILY BATHROOM: Pvc double glazed obscure window to side, well appointed white suite comprising bath, wash hand basin, low flushing wc, enclosed separate shower cubicle, tiled splash backs and floor, chrome ladder style radiator.

STAIRS TO LANDING: Airing cupboard.

BEDROOM ONE: 14'6" x 13'10" Pvc double glazed windows to front overlooking open aspect, double and single built-in wardrobes, door to flat.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising large shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator.

BEDROOM THREE: 13'3" x 9'2" Pvc double glazed window to rear, double and single built-in wardrobes, radiator.

BEDROOM FOUR: 11'3" x 9'9" Pvc double glazed window to side, radiator.

STUDY/POTENTIAL BEDROOM: 13'3" x 5'6" part sloping ceilings Pvc double glazed Fakro window to side.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising freestanding slipper style, claw footed bath, high level flushing wc, wash hand basin, ladder style radiator.

SELF-CONTAINED ANNEXE/FLAT:

Pvc door with double glazed insets opens to:

RECEPTION AREA: Having stairs off to first floor landing, pvc double glazed window to rear, radiator.

SPACIOUS LOUNGE/FITTED KITCHEN: 21'10" x 12'6" x 17'7" narrowing to 8'8"

Lounge Area: Pvc double glazed window to front.

Breakfast Area: Pvc double glazed window to side, fitted three/four space breakfast bar.

Fitted Kitchen: Two pvc double glazed windows to rear, one and a half bowl sink unit having double base unit beneath, further fitted base units with rolled edge work surfaces, integrated oven and gas hob, recess for washing machine, double radiator, space for fridge/freezer.

DOUBLE BEDROOM: 13'10" max / 10'6" min x 8'10" max Pvc double glazed window to front, double radiator.

EN-SUITE SHOWER ROOM: Double glazed window to rear, matching white suite comprising enclosed shower cubicle, vanity wash hand basin having double base unit beneath, low flushing wc, tiled splash backs and floor, chrome ladder style radiator.

LOGGIA: 21'8" x 9'3" Sitting area overlooking garden, deep store room off.

DOUBLE GARAGE: 22'3" x 19'3" max / 14'9" min Remote controlled garage door, door to rear.

OUTSIDE: Lawned rear garden having block paved pathway, timber shed and fencing. There are delightful fields set to the side and rear, together with play area having swings and slides.



TENURE:

We have been informed by the vendor that both the properties are freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BANDS:

Main House - F & Flat - A

FIXTURES & FITTINGS:

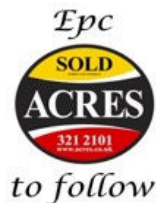
Fitted carpets are included within the sale.

VIEWING:

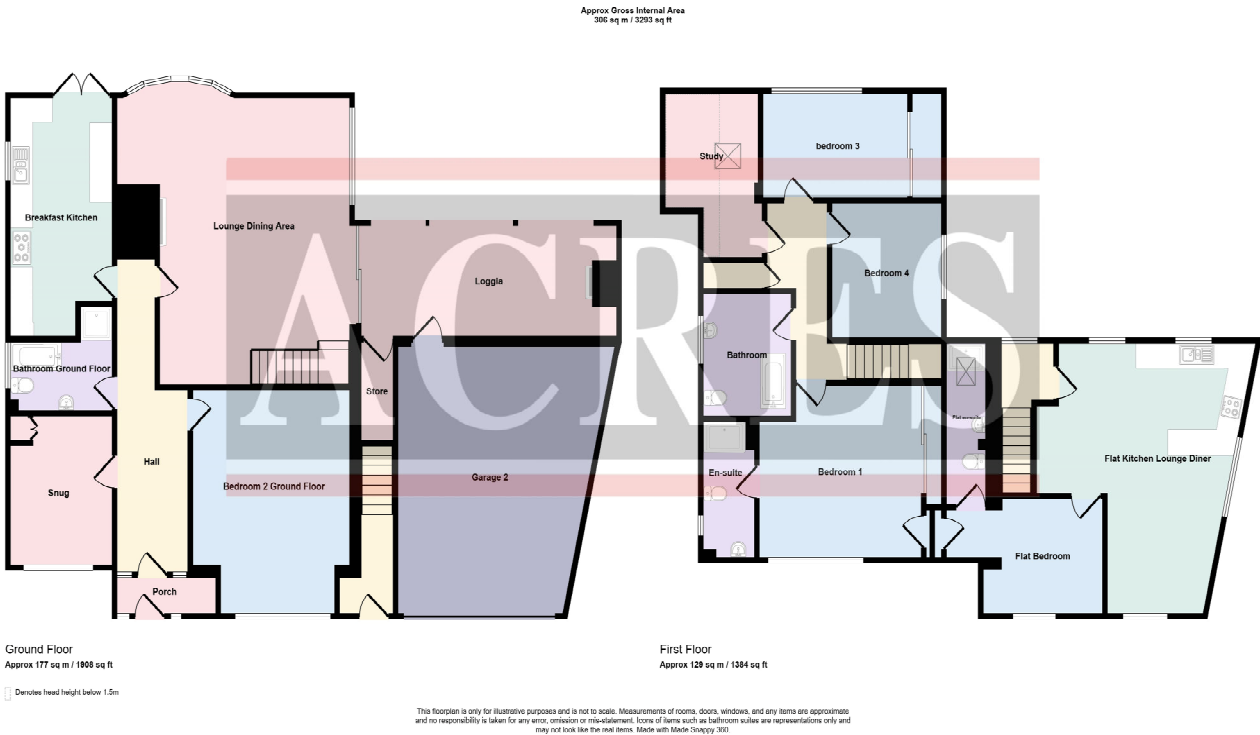
Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Drayton 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		



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.