

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Two double bedrooms
- Well appointed bathroom
- Dining room/potential bedroom three
- Spacious lounge with feature Inglenook fireplace
- Fitted breakfast kitchen with appliances
- Guests wc
- Garage
- Substantial loft area offering great potential
- Attractive, mature rear garden
- Set close to Sutton Park & local shops



***BENNETT ROAD, FOUR OAKS, B74 4TH - OFFERS AROUND £580,000***

Set in a prime, central, well regarded and sought after location, just a short stroll from Sutton Park, the property is also set close to a range of shopping facilities available at 'The Crown', furthermore Four Oaks offers excellent public transport links including access to the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, it's highly deceptively spacious accommodation and proportions, together with it's outstanding scope for alteration by way of potential loft conversion, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, large welcoming reception hall, spacious rear lounge with Inglenook fireplace, dining room/potential third bedroom, fitted breakfast kitchen having integrated appliances, in turn with lobby and guests wc off. The property has two double bedrooms, both having built-in wardrobes, additionally there is a well appointed bathroom with white suite. There is also a single car garage and an attractive rear garden.

Set back from the roadway behind a multi-vehicular tarmac driveway, access is gained to the property via pvc double glazed double doors opening into:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows, part obscure glazed door to:

**WELCOMING RECEPTION HALL:** Radiator, cloaks cupboard.

**SPACIOUS LOUNGE:** 19'6" max / 16' min x 12' Wide pvc double glazed window and French door to rear garden, Inglenook fireplace having timber beam over together with obscure leaded light glazed window to side, central coal effect living flame gas fire set on a feature fire surround, two double radiators, glazed doors to:

**DINING ROOM:** 13'10" x 7'10" Pvc double glazed window to side, radiator.

**FITTED BREAKFAST KITCHEN:** 18' max / 10' min x 11'3" max / 8'3" min Pvc double glazed window and part double glazed pvc stable door to rear, sink unit set into rolled edge work surfaces having tiled splash backs, there is a comprehensive range of gloss finish fitted units to both base and wall level including drawers, elevated oven, fitted gas hob, integrated fridge, freezer, dishwasher and washing machine, space for tumble dryer, double radiator, door to:

**SIDE LOBBY:** Pvc double glazed window and door to side.

**GUESTS WC:** Pvc double glazed obscure window to side, low flushing wc, wash hand basin, radiator.

**BEDROOM ONE:** 13' x 12'6" Pvc double glazed windows to front and side, double radiator, double and single built-in wardrobes having storage cupboards above.

**BEDROOM TWO:** 14' x 10'1" Pvc double glazed window to side, radiator, double and single built-in wardrobes.

**BATHROOM:** Two pvc double glazed obscure windows to side, matching white suite comprising bath having shower over, side glazed splash screen, tiled splash backs, vanity wash hand basin having base unit beneath, low flushing wc, bidet, radiator. Linen cupboard.

**GARAGE:** 16'8" x 8'6" Door to side. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area to a lawned rear garden flanked by borders having shrubs and bushes, timber fencing and shed.



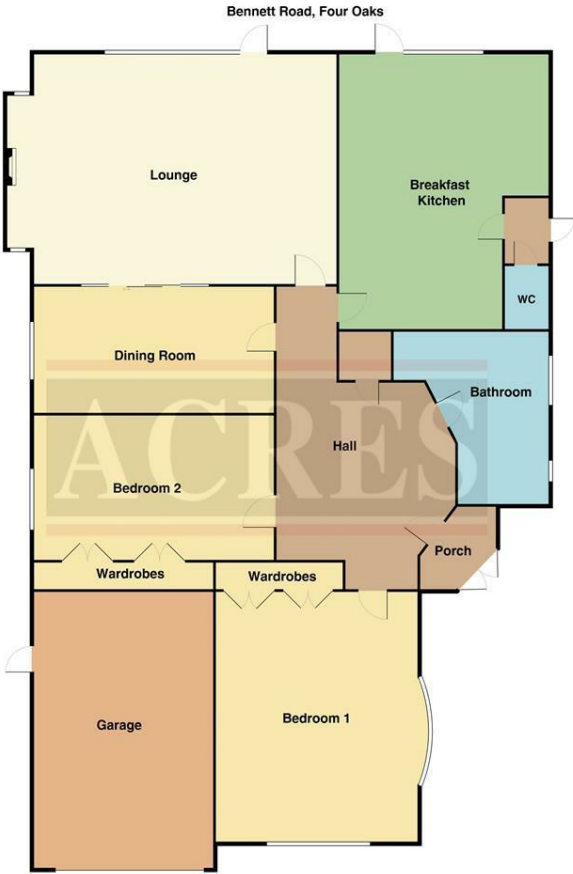
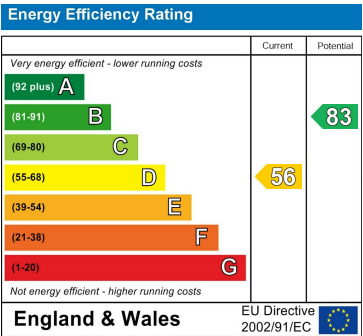




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 323 3088



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.

