



21 ANDERTON CLOSE, FOUR OAKS, B74 2RJ





## PRICE GUIDE £1,000,000

Set on a generous mature plot extending to approximately a third of an acre this delightful family home is just a few minutes' stroll from Hartopp Gate, and with pedestrian access to Sutton Park from the rear garden via Midland Road. A substantial detached house that offers the perfect blend of space, comfort, and style. This spacious home boasts three reception rooms, ideal for entertaining guests or simply relaxing with your family. With five spacious bedrooms and three bathrooms, / en-suites there is plenty of room for everyone to enjoy their own space.

One of the highlights of this property is the spacious master bedroom with wardrobes and en-suite off., additionally, bedroom two also features an en-suite bathroom, perfect for guests or family members. The lounge and separate dining room off offers versatile living spaces, while the fitted kitchen opening to the breakfast/garden room is a spacious area to enjoy your morning coffee or host a family and friends. There is of course also a home office to provide a quiet place for work or meetings, and mature garden to the rear.

Situated in a desirable location with a tree lines aspect onto Sutton Park to the rear, this property offers a picturesque setting within a well regarded cul-de-sac. With a large store room off the kitchen, and parking for multiple vehicles and a double garage, you'll never have to worry about finding a spot when family visit a spot or after a long day. If you are looking for a spacious and well-appointed home in Four Oaks, this detached home on Anderton Close is a must-see. Don't miss out on the opportunity to make this property your own and enjoy the best of British living in this charming neighbourhood.

Four Oaks enjoys excellent public transport links including access to the Cross City rail line and additionally has an array of shops and restaurants at Mere Green and Sutton Coldfield town centre. Located just short stroll from Sutton Park, accessed from both Hartopp Road and via a gateway from the rear garden, there are delightful walks and scenery to be enjoyed when perhaps walking a dog, or with playing with children.

Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate this Freehold property, its true proportions and features, we highly recommend an internal inspection.







Set back from the roadway behind a tarmac 'in & out' driveway flanked by hedges and mature shrubs, access is gained to the property via a pvc double glazed door opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to front, timber stained front door opens to:

**RECEPTION HALL:** Obscure windows to front, double radiator, under stairs storage cupboard.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to rear, white low flushing wc, wash hand basin.

**SPACIOUS THROUGH LOUNGE:** 24' x 14' Pvc double glazed window to front, further double glazed patio doors to rear, double radiator, slate hearth having matching mantle and wide fire surround, archway leads to:

**DINING ROOM:** 14'6" x 11'10" Pvc double glazed window to rear with further porthole window side, double radiator.

**STUDY/DEN:** 9'9" x 6'10" max Pvc double glazed window to front, double radiator.

**FITTED KITCHEN:** 15'10" x 14' One and a half bowl sink unit set into timber work surfaces, there is a range of fitted units to both base and wall level including drawers, integrated dishwasher, elevated electric oven with separate grill, flush fitting hob with stainless steel extractor canopy over, tall contemporary radiator. Opens to:

**GARDEN/BREAKFAST ROOM:** 14'6" max / 12' min x 11'1" max / 6'9" min Pvc double glazed windows to rear with double glazed double French doors to side, two radiators, space for breakfast table or seating.

**UTILITY ROOM:** 18'3" x 5'10" Pvc double glazed windows to side and rear with half double glazed doors to front and rear, single drainer sink unit set into work surface having base unit beneath, recess for washing machine, space for fridge/freezer and dryer.

**WORD SHOP / STORE ROOM :** Single drainer sink unit, door to garage.

**STAIRS TO LANDING:** Radiator.

**BEDROOM ONE:** 18'6" x 15'10" max / 13'10" min Pvc double glazed window to front, three double fitted wardrobes with additional drawer units, three double storage cupboards, fitted dressing table.



**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.









Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
Contact : 0121 323 3088 [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk)

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

**BEDROOM TWO: 14'2" x 12'6"** Pvc double glazed window to rear, radiator, double fitted wardrobe, fitted dressing table and drawer units together with base units.

**EN-SUITE BATHROOM:** Pvc double glazed obscure window to rear, matching suite comprising bath, wash hand basin, low flushing wc, tiling to walls, radiator.

**BEDROOM THREE: 14' x 12'4"** Pvc double glazed window to front, single and two double fitted wardrobes, three double storage cupboards together with drawer units, radiator.

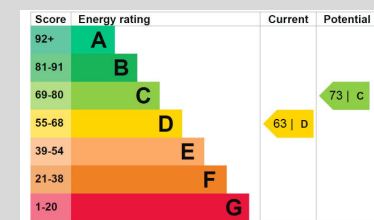
**BEDROOM FOUR: 14' max / 10'9" min x 11'4"** Pvc double glazed window to rear, double radiator.

**BEDROOM FIVE: 12' max / 10' min x 11'6"** Pvc double glazed window to rear, two double fitted wardrobes, double radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to front, matching suite comprising bath, wash hand basin, low flushing wc, enclosed separate shower cubicle with glazed splash screen, tiling to walls, radiator.

**DOUBLE GARAGE: 18'10" x 16'** Remote controlled electric garage door (Please check the suitability of this garage for your own vehicle)

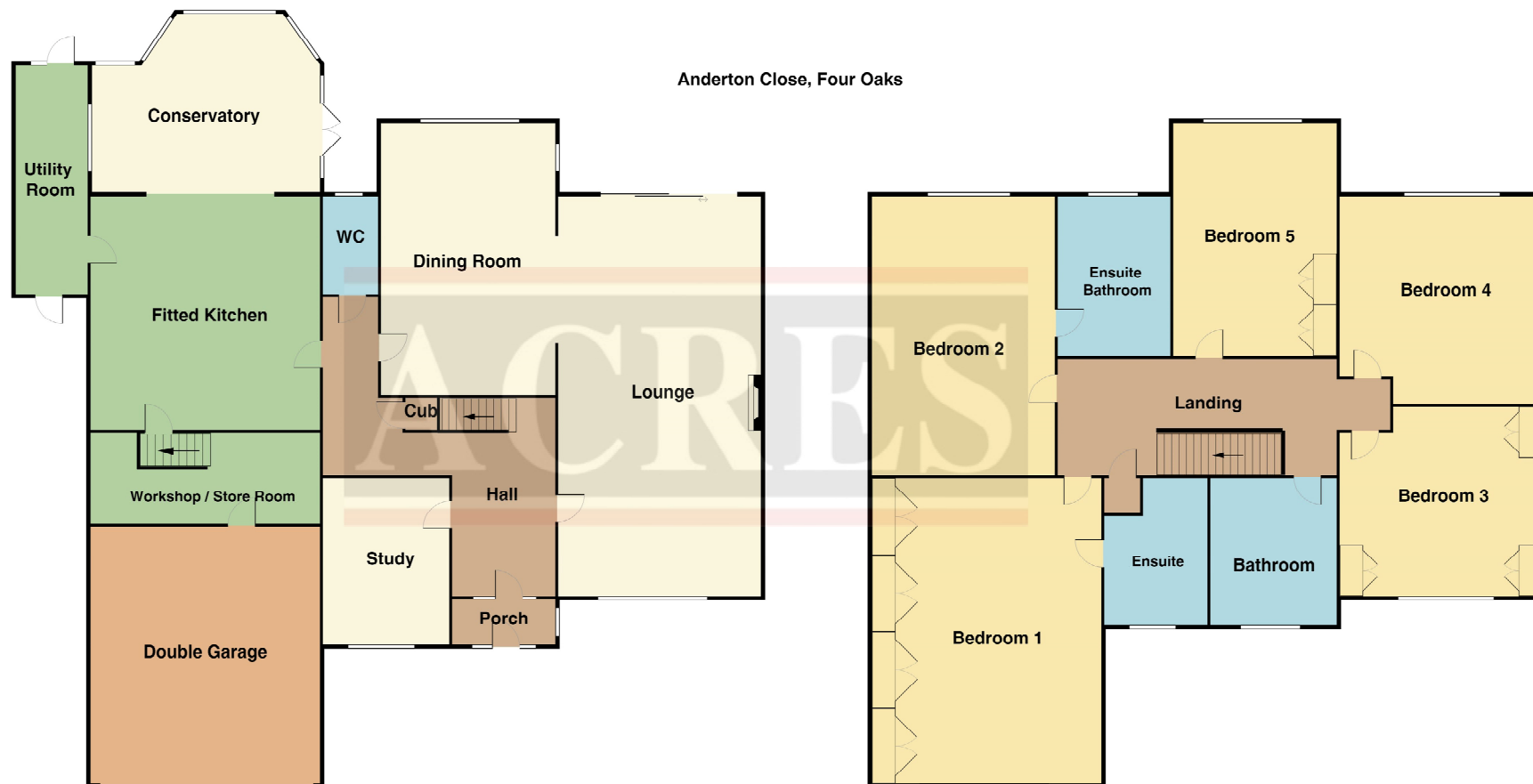
**OUTSIDE:** Paved patio area to a lawned rear garden flanked by mature shrubs and bushes, together with tree lined aspect to rear with gateway providing access to Sutton Park via Midland Road.











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.