



9a BLACKROOT ROAD, FOUR OAKS, B74 2QH





## PRICE GUIDE - £1,200,000

Situated in an exclusive and highly sought after location within Four Oaks, this delightful, imposing, substantial, freehold, detached family home, offers the perfect blend of space, accommodation and convenience, to provide comfortable family living. This executive, detached family home offers generously proportioned accommodation, versatile living areas designed to accommodate family life and entertaining. Set just a few hundred metres from Hartopp Gate/Sutton Park, the property is also served locally by both Four Oaks tennis and squash clubs, thus providing the opportunity for further relaxation and exercise. The property is set approximately mid-way between Sutton Coldfield town centre and Mere Green, where you will find a host of restaurants, cafes, shops and further facilities.

Access to the Cross City rail line is provided at Four Oaks station, furthermore Four Oaks and Sutton Coldfield boasts a host of well regarded schools. Complemented by gas central heating and uPVC double glazing (both where specified) the property additionally has solar panels providing electricity, the security of an alarm system and is set upon a generous, mature plot, with landscaped gardens set to the rear, being south facing. Providing an oasis/tranquil retreat featuring lush greenery and meticulously maintained areas for outdoor enjoyment, dining and recreation.

Approached via a deep multi-vehicular driveway, upon entering the property through its welcoming reception hall with guests cloakroom/wc off reveals the true character of the property. A spacious, imposing through lounge, being a warm inviting space, centred around a traditional Inglenook fireplace for cosy evenings, entertaining, or indeed larger social gatherings. Additionally there is a family/day room, large rear conservatory, dining room, together with a fitted breakfast kitchen, being the heart of the property, in turn having utility room off. A easy tread, return stairway provides access to the first floor where you will find four generous bedrooms, the master having fitted wardrobes and a large en-suite bathroom off, furthermore there is a well appointed family bathroom. The double garage is entered via a remote controlled electric door.

Having lawned fore gardens and central, mature shrub bed, flanked by a generous driveway, access is gained to the property via:

**CANOPY PORCH:** uPVC door to:



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







**RECEPTION HALL:** 13'4" x 12'1" Obscure uPVC double glazed window to front, radiator, double cloaks cupboard.

**GUESTS CLOAKROOM/WC:** uPVC double glazed obscure window to porch, matching white low flushing wc, vanity wash hand basin with base unit beneath together with further fitted units, coat hooks, radiator.

**SPACIOUS LOUNGE:** 24'10" x 15'4" max / 13'6" min uPVC double glazed bow window to front, wide double glazed uPVC windows with central central sliding panel to rear garden, Inglenook fireplace having obscure uPVC double glazed windows to sides and central Minster styled fireplace, double and single radiators.

**FAMILY/DAY ROOM:** 13'3" x 12'6" uPVC double glazed window with double glazed double French doors to conservatory, two double radiators.

**REAR CONSERVATORY:** 14'9" x 14'5" uPVC double glazed windows to side and rear, double and single French doors to garden, obscure polycarbonate roof panels, roof light with fan, two wall lights, two double radiators.

**DINING ROOM:** 14'9" x 9' uPVC double glazed bow window to front, radiator.

**FITTED BREAKFAST KITCHEN:** 23'7" max / 13'6" min x 10'4" max / 8' min plus door recess

**Breakfast Area:** 3 panel swing and slide double glazed doors to rear, double radiator, space for breakfast table and other furniture.

**Fitted Kitchen:** Single drainer sink unit, fitted wall and base units, drawer units, complementary rolled edge work surfaces having tiled splash backs, fitted gas hob, elevated stainless steel NEFF main and mini ovens having separate grill, Panasonic microwave, Hotpoint fitted dishwasher and Hotpoint tall fridge/freezer, under unit lighting.

**UTILITY ROOM:** 8' x 7'10" uPVC double glazed window together with half double glazed door to rear, single drainer sink unit with double base unit beneath, further fitted wall and base units, recesses for washing machine and dryer, coat hooks, central heating boiler, double radiator.



**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.









**RETURN STAIRS TO LANDING:** uPVC double glazed window to front, airing cupboard, loft access via fitted ladder, being partially boarded with storage shelving and lighting. Double linen cupboard.

**MASTER BEDROOM:** 15'8" x 14' max / 9'10" min uPVC double glazed window to rear, four double fitted wardrobes with further drawer units, corner dressing table, together with further base units, double radiator

**EN-SUITE BATHROOM:** 10' x 8'10" uPVC double glazed obscure window to front, matching white suite comprising corner Airbath spa bath, his 'n' hers vanity wash hand basins having fitted base and drawer units, low flushing wc, enclosed separate shower cubicle, tall ladder style radiator.

**BEDROOM TWO:** 13'7" x 12'3" uPVC double glazed window to rear, radiator, double built-in wardrobe.

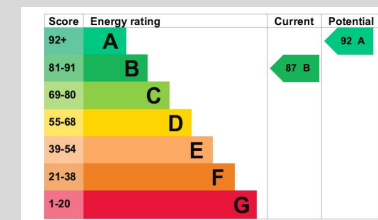
**BEDROOM THREE:** 13'3" x 10' uPVC double glazed window to rear, double built-in wardrobe, radiator.

**BEDROOM FOUR:** 13'6" max / 10'6" min x 10'6" uPVC double glazed window to front, double built-in wardrobe, radiator.

**FAMILY BATHROOM:** uPVC double glazed obscure window to front, matching white suite comprising bath with shower over and glazed screen, his 'n' hers wall hung wash hand basins with tiled splash backs and storage/display ledge, low flushing wc, ladder style radiator.

**DOUBLE GARAGE:** 19'9" x 17'3" Remote controlled electric garage door, window to side, fitted wall and base units together with sink unit with water softener, door to utility.

**OUTSIDE:** Paved patio area with a second fountain, to a landscaped, well tended and stocked, generous, mature rear garden, having an abundance of shaped shrubs, bushes and hedges, shaped lawn, outside tap and power point, timber fencing and being south facing, shed with lighting and power, feature pond.



Council Tax Band: G

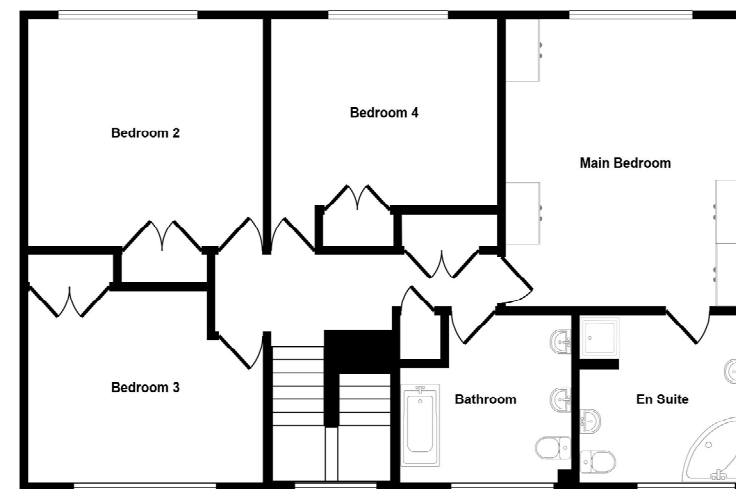








Ground Floor



First Floor

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.