

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- Four good bedrooms
- Well appointed family bathroom
- Imposing, spacious lounge
- Separate dining room
- Superb, comprehensively fitted breakfast kitchen with island
- Guests cloakroom/wc
- Garage
- Southerly rear garden
- Set in a centrally located cul-de-sac
- Well presented & much improved



***LOWERCROFT WAY, FOUR OAKS, B74 4XF - OFFERS AROUND £595,000***



Set within a prime, well regarded, centrally located cul-de-sac, close to excellent public transport links including the Cross City rail line at Blake Street station, the property additionally is positioned within only a few hundred metres radius of a variety of local shops. Much improved and well presented, the accommodation on offer is complemented further not only by it's spacious proportions but additionally by the provision of gas central heating and pvc double glazing (both where specified). Thoughtfully designed for family living, this tastefully decorated home briefly comprises fully enclosed porch, reception hall, guest cloakroom/wc, imposing, spacious lounge, dining room, comprehensively fitted breakfast kitchen having a range of integrated appliances and feature central island. To the first floor there are four bedrooms, two having fitted wardrobes, together with a well appointed family bathroom. The property has a deep side garage and rear garden, being of an approximate southerly elevation. To fully appreciate the property on offer and its host of features, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway with lawn to side, access is gained to the property via double glazed door opening to:

**FULLY ENCLOSED PORCH:** Part double glazed pvc door opens to:

**RECEPTION HALL:** Pvc double glazed obscure window to front, Amtico wood style flooring, double radiator.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to front, white low flushing wc, vanity wash hand basin with base unit beneath, tiled splash backs and floor.

**SPACIOUS LOUNGE:** 19'6" max / 17'6" min x 13'8" max / 11'7" min Pvc double glazed square bay window to front, coal effect living flame gas fire set on a marble hearth with matching recess and timber fire surround, double radiator.

**DINING ROOM:** 11'6" x 11' Double glazed patio doors to rear, double radiator.

**FITTED BREAKFAST KITCHEN:** 17' max / 11' min x 17'8" max / 6'2" min Pvc double glazed window and double glazed double French doors to rear, one and half bowl sink unit set into sweeping work surfaces with tiled splash backs, there is a comprehensive range of complementary fitted units to both base and wall level including drawers, elevated electric oven having separate microwave, integrated dishwasher, co-ordinating central island/breakfast bar having space for two stools, fitted stainless steel gas hob, recess for American style fridge/freezer, two radiators, space for sofa, wood laminate flooring.

**STAIRS TO LANDING:** Pvc double glazed obscure window to side.

**BEDROOM ONE:** 11'2" x 10'3" plus door recess Pvc double glazed window to front, double built-in wardrobe, radiator.

**BEDROOM TWO:** 10' x 9'11" max / 8' min Pvc double glazed window to rear, double fitted wardrobe, radiator.

**BEDROOM THREE:** 10' x 8'8" plus door recess Pvc double glazed window to rear, radiator.

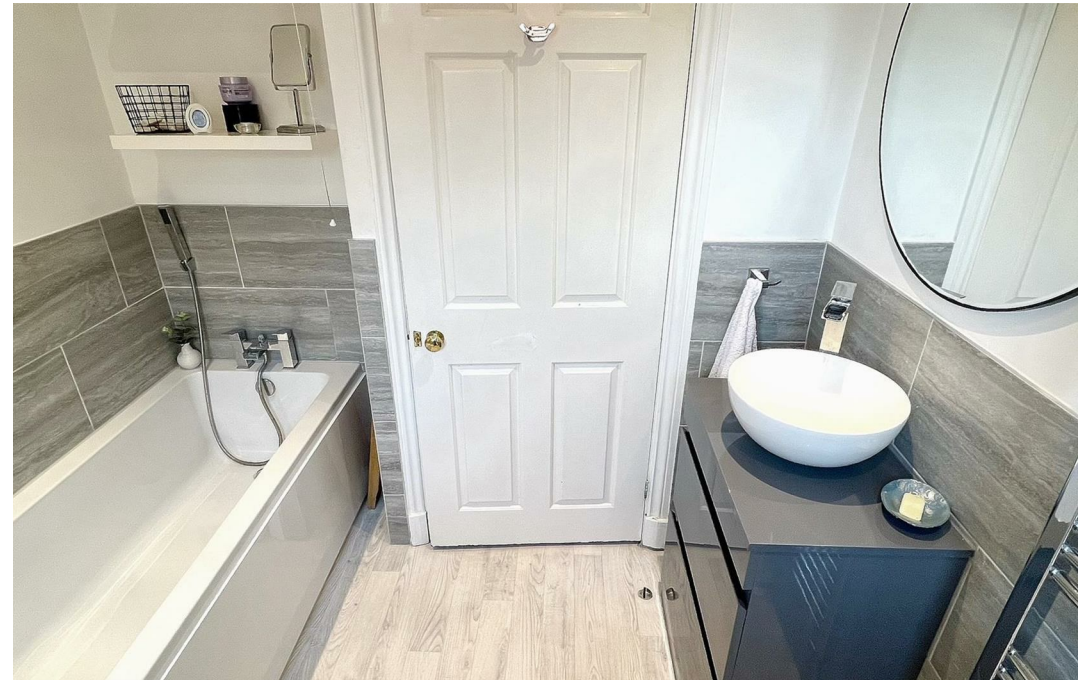
**BEDROOM FOUR:** 11'7" max / 7'3" min x 8'8" max / 5'2" min Pvc double glazed window to rear, radiator.

**WELL APPOINTED BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising bath having mixer shower, vanity bowl wash hand basin having base unit beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screens, contemporary tiled splash backs, chrome ladder style radiator, wood laminate flooring.

**GARAGE:** (Please check the suitability of this garage for your own vehicle) 17'8" x 8'2" Part obscure pvc double glazed door to side, door to kitchen.

**OUTSIDE:** Full width, porcelain patio area to a lawned rear garden having timber fencing and being of an approximate southerly elevation.



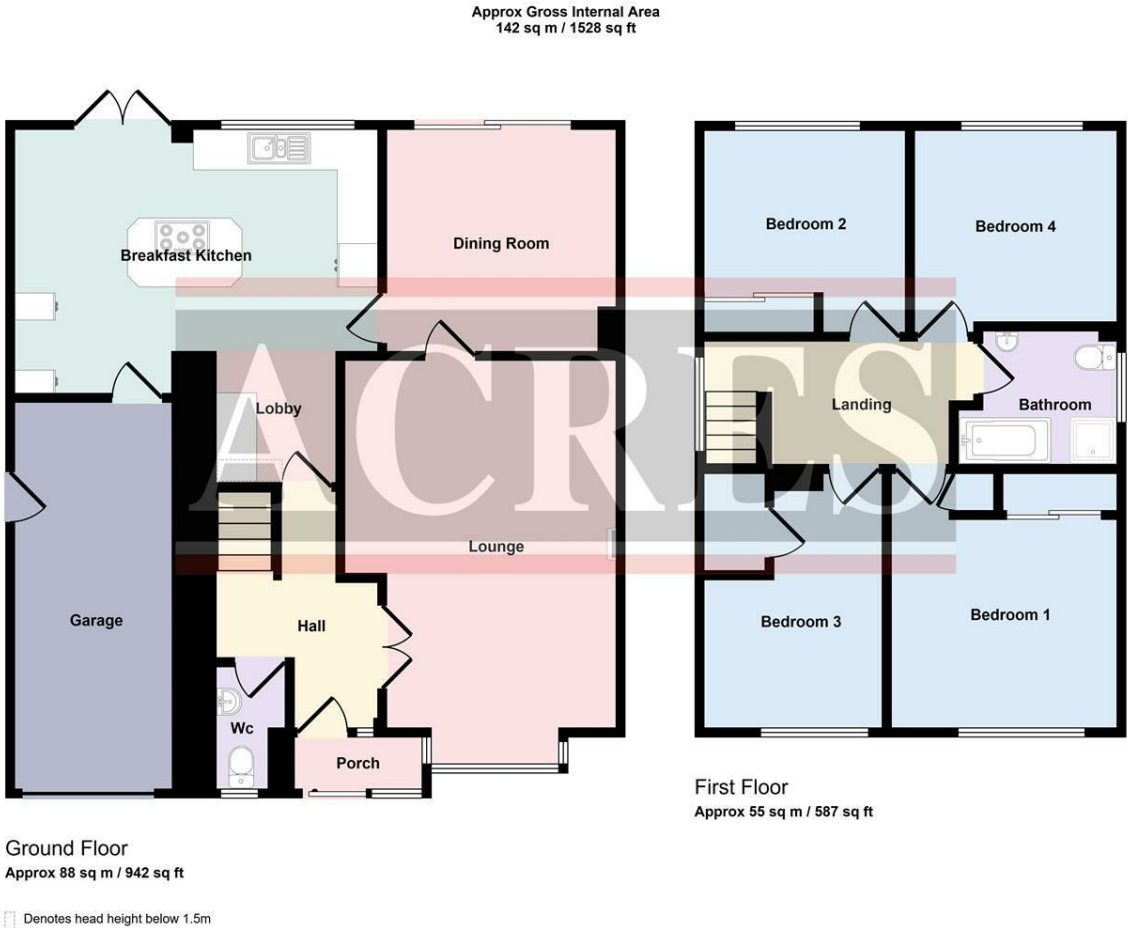
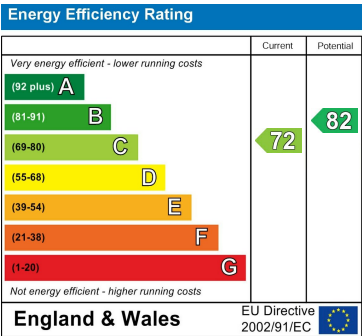




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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

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.

