

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four bedrooms
- Well appointed family bathroom
- Attractive spacious lounge
- Separate dining room
- Large rear garden/family room
- Enlarged, comprehensively fitted breakfast kitchen
- Guests wc
- Garage
- Mature, rear garden
- Set by a mature, delightful nature reserve



HILL HOOK ROAD, FOUR OAKS, B74 4XA - OFFERS OVER £595,000

This delightful, superbly presented and much improved, truly outstanding, freehold, detached, family home, is set on a small, private driveway adjacent to a nature reserve. Accordingly there are superb, tree lined walkways, ideal for dog walking or family strolls. Complemented by gas central heating and double/triple glazing (both where specified), to fully appreciate, this contemporary, stylish home, we highly recommend an internal inspection. Set just a short stroll from Blake Street railway station, together with access to local bus services, the property also has a range of shopping facilities available on Clarence Road, furthermore well regarded schooling is set within the area. Briefly comprising enclosed porch, welcoming reception hallway, guests wc, spacious, imposing lounge, dining room, large rear garden/family room, comprehensively, recently refitted breakfast kitchen having integrated appliances and central island, four bedrooms, well appointed white bathroom, garage and a mature, southerly rear garden.

Set on a private driveway, off Hill Hook Road, there is multi-vehicular parking set to the front, together with a delightful, tree lined aspect. Access is gained to the property via double glazed doors opening to:

FULLY ENCLOSED PORCH: Multi-locking door to:

RECEPTION HALL: Radiator, storage/cloaks cupboards.

GUESTS WC: Obscure double glazed window to front, white suite comprising vanity wash hand basin with base unit beneath, low flushing wc, ladder style radiator.

SPACIOUS LOUNGE: 19'10" max / 10' min x 13'9" max / 11'5" min Double glazed square bay window to fore, double radiator, glazed double doors open to:

DINING ROOM: 11'10" x 11' Double bi-fold doors open to garden/family room, double radiator.

GARDEN/FAMILY ROOM: 19' max / 13'3" min x 13'2" max / 10' min Double glazed windows to side and rear with bi-fold doors to garden, double radiator.

FITTED BREAKFAST KITCHEN: 17'9" max / 7'9" min x 15' max / 11' min Double glazed window to rear, one and a half bowl sink unit set into sweeping onyx work surfaces with matching upstands and down lights, there is a comprehensive range of base, wall and drawer units including pantry cupboard, co-ordinating central island unit with four space breakfast bar and additional base units, integrated fridge, freezer, dishwasher, wine fridge, elevated twin ovens, flush fitting induction hob, feature illuminated wine rack.

STAIRS TO LANDING: Double glazed window to side.

BEDROOM ONE: 12'7" x 11'2" Double glazed window to front overlooking tree lined aspect, radiator.

BEDROOM TWO: 10' x 10' Double glazed window to rear, radiator.

BEDROOM THREE: 10' x 8'9" plus door recess Double glazed window to rear, radiator.

BEDROOM FOUR: 11'6" max / 9' min x 7'10" Double glazed window to front, radiator, built-in storage cupboard.

FAMILY BATHROOM: Double glazed obscure window to side, matching well appointed white suite comprising bath having shower over and glazed splash screen, wall hung wash hand basin with base unit beneath, low flushing wc, contemporary tiling to walls and floor, ladder style radiator.

GARAGE: 15'4" x 8'2" (Please check the suitability of this garage for your own vehicle) Remote controlled garage door, door to kitchen.

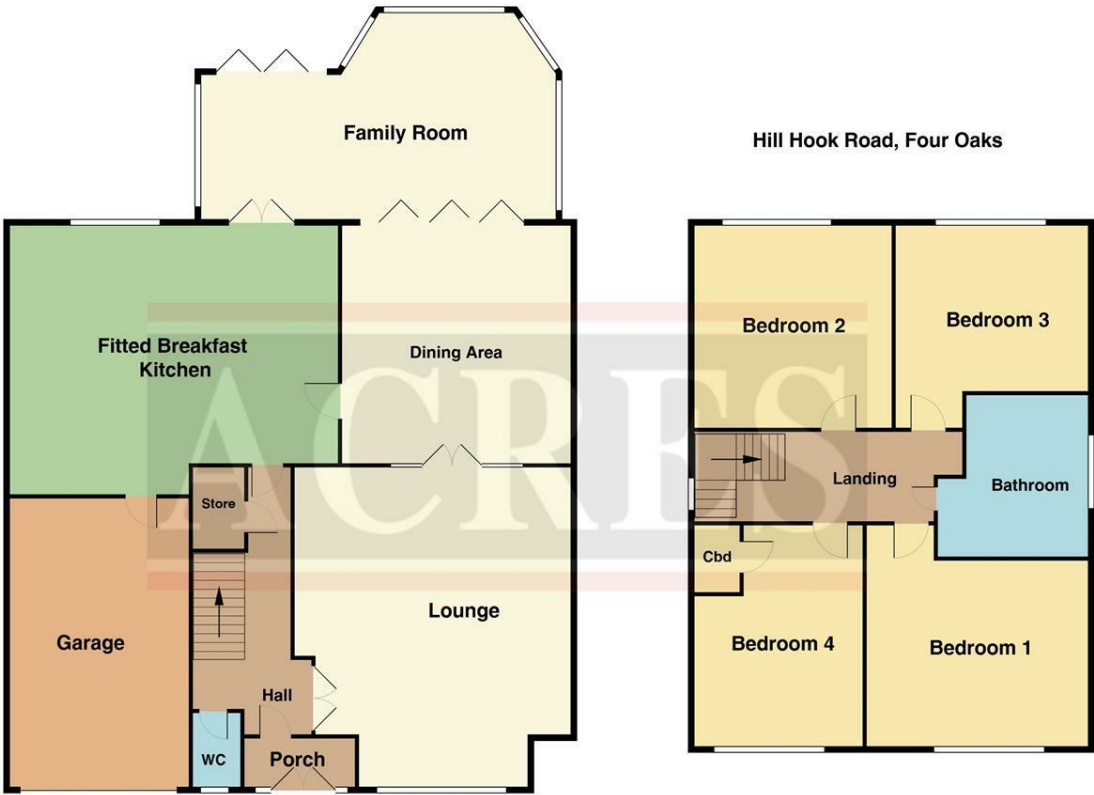
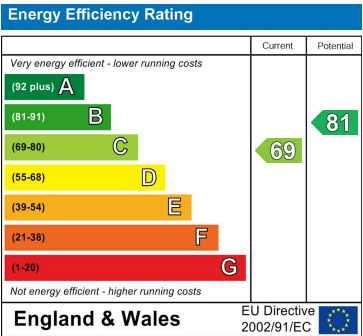
OUTSIDE: Patio area and rear decking, to a lawned garden having timber fencing, shrubs and bushes, being of an approximate southerly aspect.



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 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.