

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Five generous bedrooms
- En-suite shower room to bedroom five
- Feature period style family bathroom
- Spacious lounge with log burning stove
- Snug/den
- Dining room being open plan to
- Comprehensively fitted kitchen
- Guests cloakroom/wc & additional shower room
- Delightful, imposing, much improved family home
- Set in a central, convenient location



**LICHFIELD ROAD, FOUR OAKS, B74 4BH - OFFERS OVER £700,000**

This delightful, Edwardian, much improved & well presented, imposing, family home, is set in a prime, central and sought after location, just a short stroll from the heart of Mere Green, where you will find a range of shops, restaurants and further amenities. Excellent public transport facilities are also available by way of the Cross City rail line, furthermore Four Oaks benefits from well regarded, sought after schooling. Complemented by gas central heating and double glazing (both where specified) and retaining much charm, style and character, to fully appreciate the property on offer, it's true proportions, features and improvements, we highly recommend an internal inspection. Briefly comprising recessed porch, large welcoming reception hall, guests cloakroom/wc, imposing, spacious lounge, snug/den and dining room opening to a comprehensively fitted breakfast kitchen. To the first floor there are four bedrooms, together with the property's family bathroom and additional separate shower room, set to the second floor there is a fifth double bedroom with en-suite.

Set back from the roadway behind a twin car, block paved driveway, flanked by mature hedges and having an electric car charging point, access is gained to the accommodation via:

**RECESSED PORCH:** Part obscure leaded light glazed door opens to:

**GENEROUS, WELCOMING RECEPTION HALL:** 12'6" x 12'3" plus stairs recess Leaded light window to front, open grate fireplace set into a decorative iron surround, exposed timber floor.

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

**IMPOSING, SPACIOUS LOUNGE:** 16'7" x 14'1" Wide double glazed square bay to fore with further double glazed window to side, log burning stove set on a briquette hearth with matching fire surround, radiator.

**SNUG/DEN:** 12'10" max / 11'1" min x 10' Pvc double glazed window to side, period open 'stove', having side wall and base units, radiator, quarry tiled floor.

**DINING ROOM:** 17'1" x 12'6" max / 11'3" min Pvc double glazed window central French door to rear, open grate fireplace open grate fireplace set on a tiled heath having timber surround, double radiator, exposed timber floor, opening to:

**COMPREHENSIVELY FITTED KITCHEN:** 19'1" x 10' Pvc double glazed windows to side and rear elevations with double glazed French door to garden, feature double glazed roof lantern, Belfast sink set into granite work surfaces having matching upstands, two space breakfast bar, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated dishwasher, fridge, freezer and microwave, Range style cooker, tiled floor.

**RETURN STAIRS TO LANDING:** Feature stained glass picture window to side, radiator.

**BEDROOM ONE:** 16'10" max / 12'5" min x 14' Pvc double glazed bay window to front, two double radiators, open grate fireplace set into a decorative iron surround, exposed timber floor.

**BEDROOM TWO:** 15' max / 12'3" min x 12'6" max / 11'4" min Pvc double glazed window to rear, open grate fireplace set into a decorative iron surround, built-in wardrobe.

**BEDROOM THREE:** 13'10" x 12'8" max / 10'7" min Pvc double glazed window to rear, radiator, double built-in wardrobe with storage over, storage cupboard.

**BEDROOM FOUR:** 10' x 9'9" Pvc double glazed window to rear, radiator, open grate fireplace set into a decorative iron surround.

**BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising roll top, claw footed bath, wash hand basin, low flushing wc, chrome ladder style radiator.

**SHOWER ROOM:** Pvc double glazed window to side, wet room area, tiling to walls, wash hand basin.

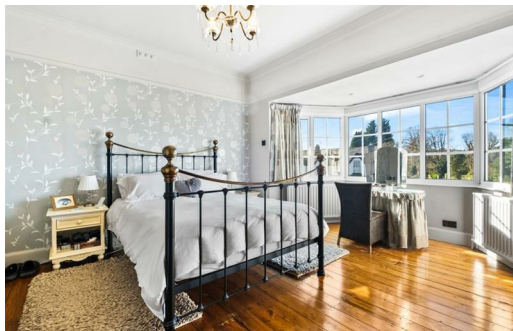
**STAIRS TO SECOND FLOOR LANDING:** Internal window, 'I'-shaped loft/store off being 14' x 26'6" deep.

**BEDROOM FIVE:** 12'6" max / 11'5" min x 10'8" Pvc double glazed window to rear, open grate fireplace set into a decorative iron surround, radiator.

**EN-SUITE SHOWER ROOM:** Window to side, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, radiator.

**OUTSIDE:** Paved patio area to a lawned rear garden flanked by borders having mature shrubs and bushes, timber fencing, additional storage area to side with outside tap and gate.



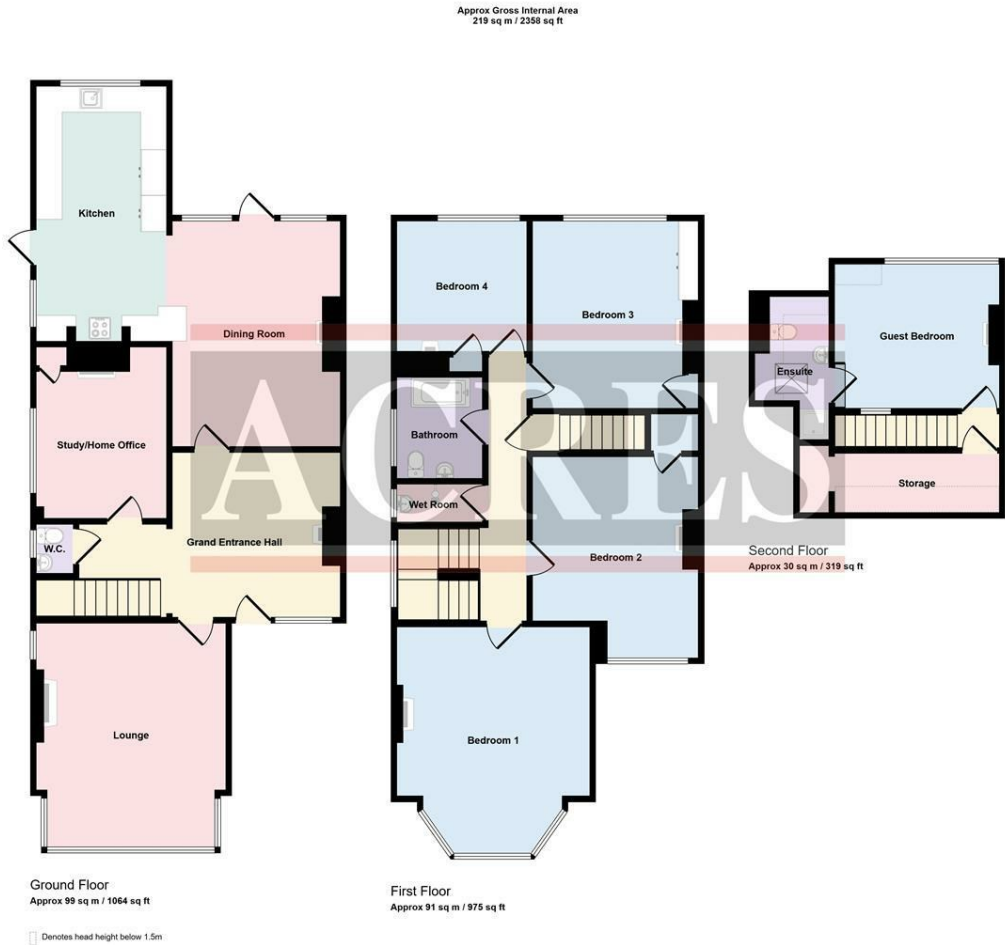
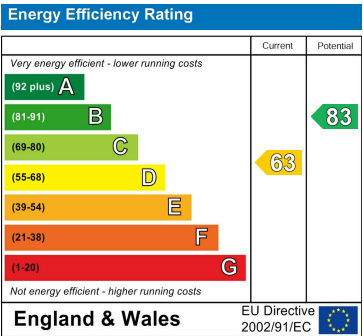




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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 may not look like the real items. Made with Made Snappy 360.

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