

# 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 bedrooms
- En-suite shower room
- Family bathroom
- Spacious, dual aspect lounge
- Separate dining room
- Enlarged, open plan breakfast kitchen with family area
- Guests wc
- Double garage
- Set in a sought after location, close to open countryside



***BODICOTE GROVE, FOUR OAKS, B75 5TG - OFFERS AROUND £625,000***

This well presented, much improved and enlarged, detached family home, is set in a prime, central location, close to bus links and open countryside. Having Mere Green shopping centre close by, which has a variety of shops, restaurants, cafes and other amenities. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises reception hall, guests wc, dual aspect lounge, dining room, enlarged breakfast kitchen with family area and bi-fold doors. To the first floor there are four bedrooms, the master having en-suite and a well appointed family bathroom. The property also offers a double garage and mature rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, access to the property is gained via an anti-snap, multi-locking double glazed front door into:

**RECEPTION HALL:** Radiator, stairs off.

**GUESTS WC:** Obscure pvc double glazed window to front, low level wc, wash hand basin with vanity unit beneath, tiled splash backs, wood effect flooring, ladder style radiator.

**LOUNGE:** 19'6" x 11'3" Two pvc double glazed windows to front, pvc double glazed French doors to rear, coal effect feature fireplace with marble hearth and surround and contemporary mantle, two radiators.

**DINING ROOM:** 11'3" x 9' Two pvc double glazed windows to front, glazed door to hall, radiator.

**BREAKFAST KITCHEN:** 19' max / 15'11" min x 18'2" max / 17'11" min Open plan kitchen having family area comprising double glazed bi-fold doors to rear, pvc double glazed window to side, two Velux skylights, one and a half bowl stainless steel sink/drainage unit set into granite, square edged work surfaces, there is a range of matching units fitted to both base and wall level including drawers, integrated eye level oven and grill with four ring Neff gas hob above and extractor canopy over, space for fridge/freezer, full length larder, space for dishwasher, under plinth lighting, Karndean flooring, additional family area having space for dining table and seating, radiator.

**STAIRS TO LANDING:** Useful storage cupboard, doors to:

**BEDROOM ONE:** 11'9" x 11'6" Pvc double glazed window to rear, two double built-in wardrobes, radiator, door to:

**EN-SUITE SHOWER ROOM:** Obscure pvc double glazed window to rear, white suite comprising enclosed shower cubicle with glazed screen, low level wc, wash hand basin, wood effect flooring, ladder style radiator.

**BEDROOM TWO:** 11'7" max / 9'7" min x 8'8" Pvc double glazed window to rear, built-in storage cupboard, radiator.

**BEDROOM THREE:** 11'7" x 7'2" Pvc double glazed window to front, radiator.

**BEDROOM FOUR:** 11'7" x 7'3" Pvc double glazed window to front, radiator.

**BATHROOM:** 8'7" x 6'6" Obscure pvc double glazed window to rear, white suite comprising 'P'-shaped bath with shower over, wash hand basin, low level wc, wood effect flooring, part tiled walls, ladder style radiator.

**GARAGE:** 18'1" x 16'4" Up and over electric garage door, pvc double glazed window to rear, plumbing for washing machine, space for dryer, stainless steel sink unit, rolled edge work surface, fitted base and wall units (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area leading to lawn, shielded by bushes, shrubs and trees, together with feature pond.

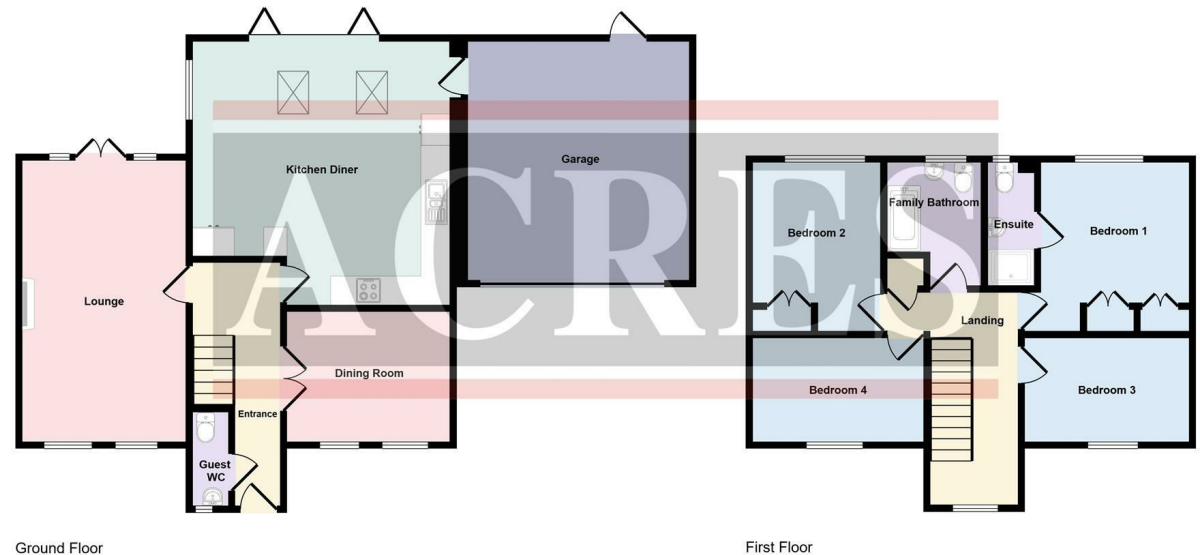


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** F

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>		



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.

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.

