

# 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
- ◆ Well appointed family bathroom
- ◆ Through lounge/dining room
- ◆ Fitted kitchen opening to rear conservatory
- ◆ Study/play room
- ◆ Utility & guests wc
- ◆ Garage
- ◆ Mature rear garden
- ◆ Sought after location



***19 HEATH CROFT ROAD, FOUR OAKS, B75 6RT - OFFERS AROUND £600,000***



This spacious, much improved detached family home is set in a well regarded central location being within a short distance of Moor Hall Infants and Junior School as well as Mere Green Shopping Centre with its variety of facilities and amenities. Being close to excellent public transport links including both the Cross City rail line at Four Oaks station, together with local bus links, the property offers gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises a fully enclosed porch which opens to reception hall, there is a front lounge with feature fireplace and living flame gas fire, separate dining room, additional rear play room/study, fitted kitchen having integrated appliances and Range style cooker, pvc double glazed conservatory off, furthermore there is a utility room and guests' cloakroom/wc to the ground floor. To the first floor there are four bedrooms, the first having built in wardrobes and white en-suite shower room, additionally the family bathroom offers a white suite. The property has a single car garage and rear garden, all of which to fully appreciate we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular tarmac driveway, there is a shrub and bush border to the fore, and a wide canopy porch which opens to:

**FULLY ENCLOSED PORCH:** Pvc double glazed window to front, wall light, wooden stained front door opens to:

**RECEPTION HALL:** Obscure pvc double glazed window to front, double radiator, coved ceiling with light point, under stairs storage cupboard.

**LOUNGE: 12'9" x 11'4":** Wide pvc double glazed window to front, radiator, Minster style fire surround with matching hearth and mantel and central pebble living flame gas fire, wood laminate floor.

**DINING ROOM: 11' x 9'8":** Pvc double glazed patio doors to rear, radiator with cover, wood laminate floor.

**REFITTED KITCHEN: 11' x 8'3":** Single drainer stainless steel sink unit, having side granite work surfaces with feature tiled splash backs, there are a range of fitted high gloss units to both base and wall level including drawers, integrated fridge, freezer and dishwasher, space for Range style cooker, extractor canopy above, tiled floor, opening through to:

**REAR CONSERVATORY: 9'9" x 9'4":** Pvc double glazed windows to side and rear elevations with double glazed double French doors out, slim line electric panelled heater.

**UTILITY ROOM: 8' max / 3'6" min x 7' max / 4'2" min:** Sink unit set into rolled edge work surfaces having double wall unit above, tiled floor, recess for washing machine, double radiator.

**GUESTS' WC:** Low flushing white WC, half height tiled splash backs, tiled floor.

**REAR PLAY ROOM/STUDY: 9'7" x 8'2":** Pvc double glazed window to rear and double glazed patio doors to side, radiator, wood laminate floor.

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

**BEDROOM 1: 11'3" x 10'6":** Pvc double glazed window to rear, radiator, double built in wardrobe, lobby/wardrobe area having single and two double built in wardrobes.

**EN-SUITE SHOWER ROOM:** Pvc double glazed window to rear, white low flushing wc, wash hand basin, large shower cubicle having side splash screen and tiling to walls and floor, chrome ladder style radiator.

**BEDROOM 2: 13'2" x 7'10" plus door recess:** Pvc double glazed window to front, radiator.

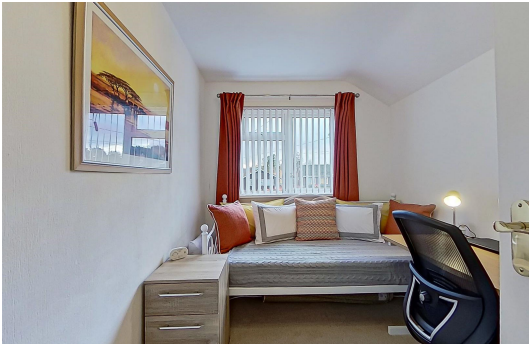
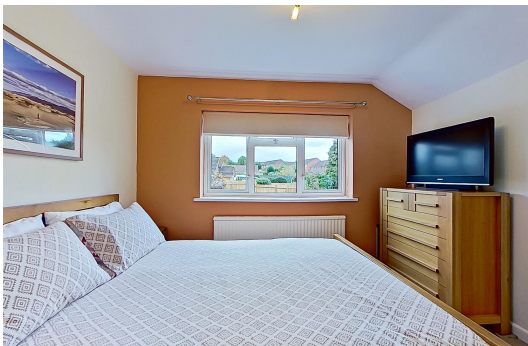
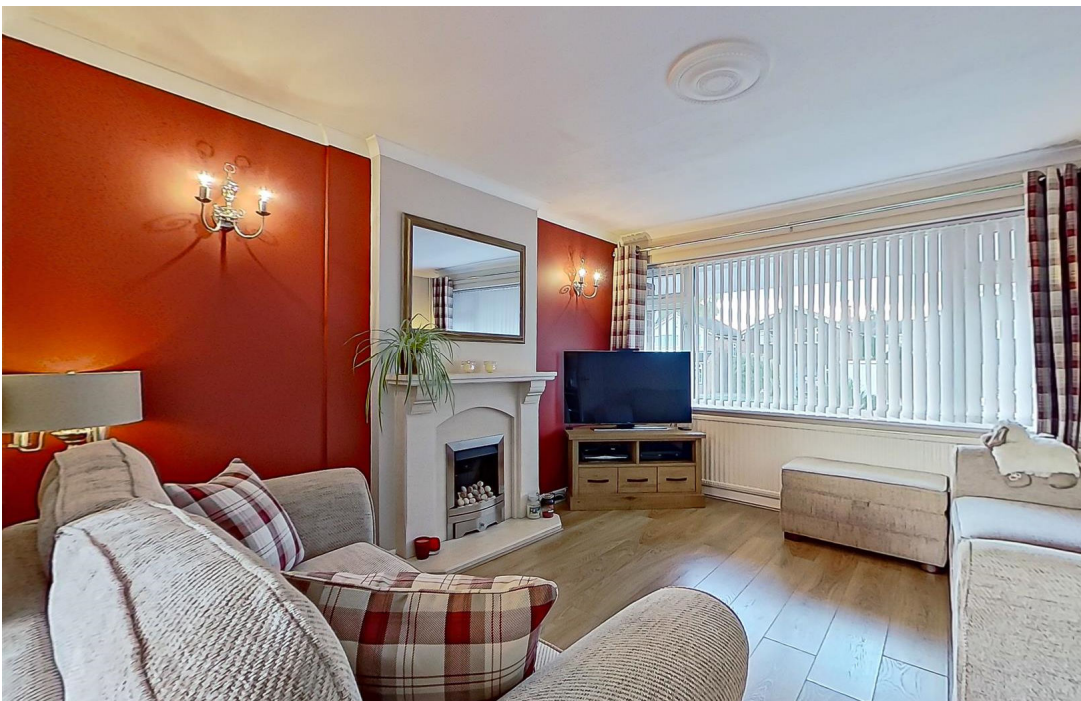
**BEDROOM 3: 10'7" x 10'6":** Pvc double glazed window to front, radiator

**BEDROOM 4: 9'8" max / 8' min x 7'4":** Pvc double glazed window to front, radiator, double built in wardrobe.

**FAMILY BATHROOM:** Pvc double glazed obscure windows to side and rear, matching white suite comprising P shaped bath having glazed splash screen and complementary tiling to walls, wide vanity wash hand basin with side ledges having base and drawer units beneath, low flushing wc, chrome ladder style radiator, tiling to floor, extractor fan.

**GARAGE:** (Please check the suitability of this garage for your own purposes)







**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 BAND:** E

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

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

**LOCATION:** Set off Little Sutton Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.