

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four double bedrooms
- En-suite bathroom to bedroom one
- En-suite shower room to bedroom two
- Family bathroom with roll top bath
- Attractive lounge with log burning stove
- Separate dining room
- Large rear conservatory/family room
- Fitted breakfast kitchen with appliances and central island
- Utility room & guests wc
- Side garage & generous mature rear garden



JORDAN ROAD, FOUR OAKS, B75 5AD - OFFERS AROUND £785,000

This delightful, imposing, well presented, deceptively spacious, freehold, detached family home, offers the rare opportunity to acquire a property with such style and character, which is set in a superb, central and convenient location. Mere Green shopping centre with its host of cafes, restaurants, shops and further amenities, is set close by, as are excellent public transport links including access to the Cross City rail line at Four Oaks station, furthermore within the area you will find prized schooling for all ages. Complemented by gas central heating and double glazing (both where specified), to fully appreciate the property on offer, its true proportions, style and characteristics, we highly recommend an internal inspection. Briefly comprising enclosed porch opening to a welcoming reception hall, guests wc, spacious lounge with feature log burning stove, separate dining room, substantial rear conservatory/family room, fitted breakfast kitchen having island unit and utility room. To the first floor you will find three double bedrooms, the master having a wardrobe recess area, in turn opening to a white en-suite bathroom, furthermore there is a well appointed family bathroom having period style suite with roll top bath. To the second floor there is a further double bedroom with additional en-suite shower room, the property has a side garage and a generous, mature rear garden.

Set back from the roadway behind a block paved driveway providing parking for two/three cars, access is gained to the accommodation via a half obscure glazed door and comprises:

WIDE FULLY ENCLOSED PORCH: Windows to front and side, quarry tiled floor, half obscure leaded light glazed door with coloured insets opens to:

RECEPTION HALL: 12'6" x 11'5" max / 8'5" min Matching leaded light glazed window to front, exposed wooden stained floor, double radiator, cloaks cupboard, stairs off to first floor.

GUESTS' CLOAKROOM/WC: White low flushing wc, wash hand basin, radiator, slate style tiled floor.

LOUNGE: 14'2" max / 12'0" min x 12'5" max / 11'7" min Double glazed bay window to front, exposed wooden stained floor, double radiator, enclosed Stove style log/coal burner, flagstone hearth and slate surround, being set into a recess

DINING ROOM: 12'6" x 12'4" Windows and glazed double doors open to conservatory, exposed wooden stained floor, double radiator

EXTENDED FITTED BREAKFAST KITCHEN: 18'5" max / 9'7" min x 13'5" max / 12'3" min Pvc double glazed windows to rear and side, one and a half bowl stainless steel sink unit with mixer tap, having double base unit beneath in a light oak finish with stainless steel handles and a further range of matching units to both base and wall level, including central island unit, base units and fitted wine rack, concealed dishwasher, granite work surfaces with tiled splash backs, flush fitting hob having glass/stainless steel extractor canopy above, elevated stainless steel oven with separate grill having recess for microwave above, space for fridge freezer, feature vaulted ceiling with spotlights and ceiling light point, slate style tiled floor with underfloor heating. Breakfast Area: having pvc double glazed window to side, space for breakfast table, radiator

UTILITY ROOM: 8'6" x 6'2" Half glazed door to side, radiator, slate style tiled floor, recesses for washing machine, dryer and freezer, stainless steel sink unit with single base unit beneath, double wall unit, rolled edge work surfaces, extractor fan

REAR CONSERVATORY/ORANGERY: 17'3" x 15'0" Pvc double glazed windows to rear elevation with central double glazed double French doors, slate style tiled floor having underfloor heating and room thermostat

STAIRS TO LANDING: Leaded light obscure glazed window to side with coloured glass insets, ceiling light point.

BEDROOM ONE: 12'6" x 12' Pvc double glazed window to rear, radiator, opening through to:

DRESSING AREA: 6'0" x 5'8" to wall / 3'8" to wardrobes Pvc double glazed window to rear, radiator, double built-in wardrobe.

EN-SUITE BATHROOM: Pvc double glazed window to rear, chrome ladder style radiator, matching white suite comprising: bath with shower over and side splash screen, wash hand basin, low flushing wc, full height tiling to walls and floor, tiled floor

BEDROOM TWO: 14'7" max / 12'2" min x 12'5" max / 11'8" min Pvc double glazed window to front, double radiator.

BEDROOM THREE: 12'6" max / 10'9" min x 11'9" Double glazed window to front, double radiator, two double fitted wardrobes to full width.

FAMILY BATHROOM: Double glazed window to side, matching white suite comprising: roll top claw foot bath with mixer shower unit, wash hand basin, low flushing wc, separate shower cubicle with glazed splash screens, tiling to walls and floor, chrome ladder style radiator.

RETURN STAIRS TO SECOND FLOOR LANDING: Velux double glazed window to rear, radiator, storage/display area.

BEDROOM FOUR: 15'4" max / 10'3" min x 11'8" max / 6'10 min Pvc double glazed window to side, further double glazed Velux window, double radiator, space for dressing table.

EN-SUITE BATHROOM: Pvc double glazed window to rear, radiator, matching white suite comprising: bath having shower unit over and side splash screen, wash hand basin, low flushing wc, tiling to walls and floor, electric shaver point, extractor fan, two recessed halogen down lighters.

SIDE GARAGE: 17'3" x 7'9" (Please check the suitability of this garage for your own vehicle.) Up and over door to front, door with pvc double glazed window to rear.

OUTSIDE: Paved patio area with outside tap and light to a mainly lawned rear garden being of good size, having timber fencing and well stocked borders having a variety of shrubs and bushes, being of an approximate southerly aspect, shed and greenhouse.

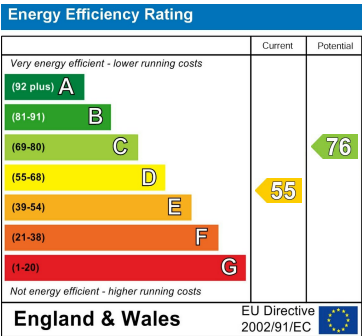


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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



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.