

# ACRES

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- Detached family home
- Four bedrooms
- Family bathroom having separate shower
- Lounge with dining area
- Breakfast kitchen
- Guests wc
- Garage
- In & out driveway
- Private rear garden
- Open views over fields to fore



***CHESTER ROAD, ALDRIDGE, WS9 0PH - OFFERS AROUND £475,000***

This well presented, spacious, freehold, detached family home, is set in an enviable location, overlooking open fields to fore. Set close to local shops and excellent road links, the property has a readily available bus service within a short walking distance. Complemented by gas central heating and pvc double glazed, (both where specified) the property has been well maintained and much improved. Briefly comprises porch, reception hall, 'L'-shaped lounge with dining area, breakfast kitchen, guests wc and garage. To the first floor there are four bedrooms, well appointed family bathroom and to the rear, a private, mature garden. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the main Chester Road, on a slip road, behind an in & out driveway, access is gained to the property via:

**PORCH:** Obscure pvc double glazed multi-locking front door, useful storage cupboard, wood effect flooring, opening to:

**RECEPTION HALL:** Two obscure pvc double glazed windows to front, wood effect flooring, useful storage cupboard, glazed doors into lounge, stairs off, radiator.

**THROUGH LOUNGE/DINING AREA:** 19'5" max / 9'10" min, 17'11" max / 8'5" min Being 'L'-shaped comprising pvc double glazed windows and patio doors to rear, pvc double glazed bay window to front, coal effect feature fireplace with hearth and mantle, wood effect flooring throughout, space for dining table and chairs, two radiators.

**FITTED KITCHEN:** 14'9" x 8'4" Pvc double glazed windows to rear, pvc double glazed picture window into porch, single bowl sink/drainage unit set into square edged work surfaces, there is a range of fitted units to both base and wall level including drawers, space for oven/cooker and fridge/freezer, arched serving hatch to dining area, tiled splash backs, tile effect flooring, radiator.

**GUESTS WC:** Obscure pvc double glazed window to side, low level wc, wall hung sink unit, wood effect flooring, radiator.

**STAIRS TO LANDING:** Loft access, being boarded and well lit.

**BEDROOM ONE:** 10'9" x 9'8" Pvc double glazed windows to front overlooking open fields, full width built-in wardrobes, radiator.

**BEDROOM TWO:** 10'1" max / 6'2" min x 10'6" max / 5'10" min Being 'L'-shaped having pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 9'10" x 8'3" Pvc double glazed window to front, fitted wardrobes, radiator.

**BEDROOM FOUR:** 9'2" x 7'1" Pvc double glazed windows to rear, radiator. (Currently utilised as a study)

**FAMILY BATHROOM:** 8'11" x 5'5" Obscure pvc double glazed window to rear, white suite comprising corner shower unit, low level wc, wash hand basin with vanity unit below, mirrored cabinet with sensor lighting, tiled walls and floor, chrome ladder effect radiator.

**GARAGE:** 16' x 8'9" Up and over garage door, obscure pvc double glazed window to side. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area with steps leading to lawn, having a variety of shrub and bush borders.



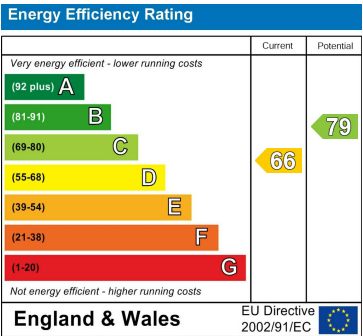




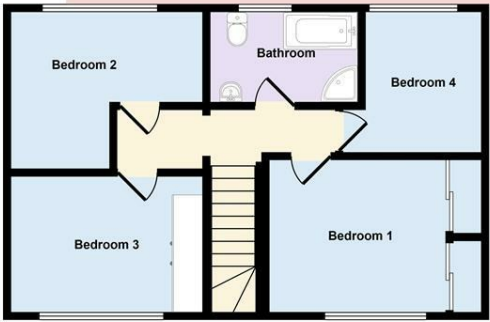
TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 323 3088



Ground Floor  
Approx 64 sq m / 693 sq ft



First Floor  
Approx 49 sq m / 524 sq ft

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.

