HOLLYCROFT, 1B HARTOPP ROAD FOUR OAKS PARK, B74 2RH

OFFERS AROUND - £1,300,000

This delightful, imposing, substantial, freehold, detached family home, is set upon the prestigious Hartopp Road, thus ideally placed for ease of access to Sutton Park being set just a short stroll away, as is Four Oaks railway station, thus providing excellent transport facilities into both Lichfield and Birmingham City Centres.

As you approach the property, you are greeted by an aesthetically pleasing exterior, characterised by clean lines and large windows. The well maintained, deep fore garden additionally adds to the property's overall kerb appeal. Upon entering this executive, detached family home, you step into a spacious, inviting reception hall, which sets the tone for the entire residence. The generous through lounge offers a feature fireplace and provides an ideal space for relaxation and entertaining, large windows flood the room with natural light, creating a bright and airy atmosphere.

A rear garden room with insulated roof overlooks the property's mature, landscaped garden, additionally adjacent to the lounge, you will find a formal dining room, in turn opening though to the property's fitted kitchen and breakfast room, perfect for hosting informal gatherings and family meals. The ground floor additionally features a snug or optional den/home office, a refitted guests cloakroom/wc, utility room and a side passageway accessing the property's double garage, having electric door and car charging point.

To the first floor there are four generous bedrooms, each having wardrobes, with the master bedroom additionally having an en-suite shower room off, furthermore the property has a family bathroom.

The generous plot lends itself to further alteration and potential enlargement, subject of course, to any necessary planning permissions/ building regulations.

Of course complemented by the provision of gas central heating and pvc double glazing (both where specified) and cavity wall insulation, the property additionally has the security of an alarm system and is set upon a generous, substantial, well tended and mature plot, having an approximate southerly rear aspect.

To fully appreciate the accommodation on offer, its excellent presentation, further scope and potential, we highly recommend an internal inspection.

The Property Ombudsman

Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk

Set back from the roadway behind a deep fore garden having a multi-vehicular driveway, together with a lawned garden area, in turn having shrubs and bushes, access it gained to the property via:

WIDE RECESSED PORCH: Part obscure glazed door opens to:

WELCOMING RECEPTION HALL: Obscure windows to front.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, well appointed white suite comprising low flushing wc, wash hand basin, tiling to walls and floor.

IMPOSING, SPACIOUS THROUGH LOUNGE: 26'6" max / 24'9" min x 13'1" Pvc double glazed bay window to fore, coal effect living flame gas fire set into a Minster styled surround, having matching hearth and mantle, double glazed patio doors to:

REAR GARDEN ROOM: 10'3" x 8' Pvc double glazed windows to side and rear elevations with double glazed double French doors to garden.

DINING ROOM: 15'8" x 10'10" Pvc double glazed square bow window to rear.

FITTED BREAKFAST KITCHEN:
Fitted Kitchen: 18'6" max / 10' min x 10'2" max / 7'6" min Pvc double glazed window to rear,, double bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a comprehensive range of fitted units to both and wall level including drawers, integrated elevated oven having separate grill, fitted gas hob with extractor over, integrated dishwasher.
Breakfast Room: 11'7" x 10'4" Pvc double glazed window and French door to rear, (we understand from the vendor there is a concealed fireplace having been over boarded)

SNUG/HOME OFFICE: 12' x 8'1" Pvc double glazed window to rear.

UTILITY ROOM: 7'8" x 7'8" Pvc double glazed window to front, single drainer sink unit set into rolled edge work surfaces, fitted wall and base units, recesses for washing machine and dryer.

ENCLOSED SIDE PASSAGEWAY: 19'9" x 5'1" Pvc double glazed windows and doors to twin sides, built-in store room, door to garage.

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.

WIDE STAIRWAY TO FIRST FLOOR LANDING:

BEDROOM ONE: 14'1" max / 12'1" min x 11' min Pvc double glazed window to fore, double and single built-in wardrobes, fitted dressing table with side top, drawer units together with base units above, set into recess.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, tiling to walls.

BEDROOM TWO: 12'2" min x 11' Pvc double glazed window to rear, built-in double and single wardrobes.

BEDROOM THREE: 12'9" x 10'9" Pvc double glazed window to rear, double and single built-in wardrobes, vanity wash hand basin having drawers, together with further fitted wall and base units.

BEDROOM FOUR: 13'3" max / 11'2" min x 12'7" max into bay / 10' min Pvc double glazed bay window to fore, vanity wash hand basin having base unit beneath, there is a further range of fitted units to both base and wall level, built-in double wardrobe.

FAMILY BATHROOM: 10'2" x 8'6" Pvc double glazed obscure window to rear, matching suite comprising bath, wash hand basin, low flushing wc, bidet, enclosed shower cubicle, tiling to walls, wide linen cupboard.

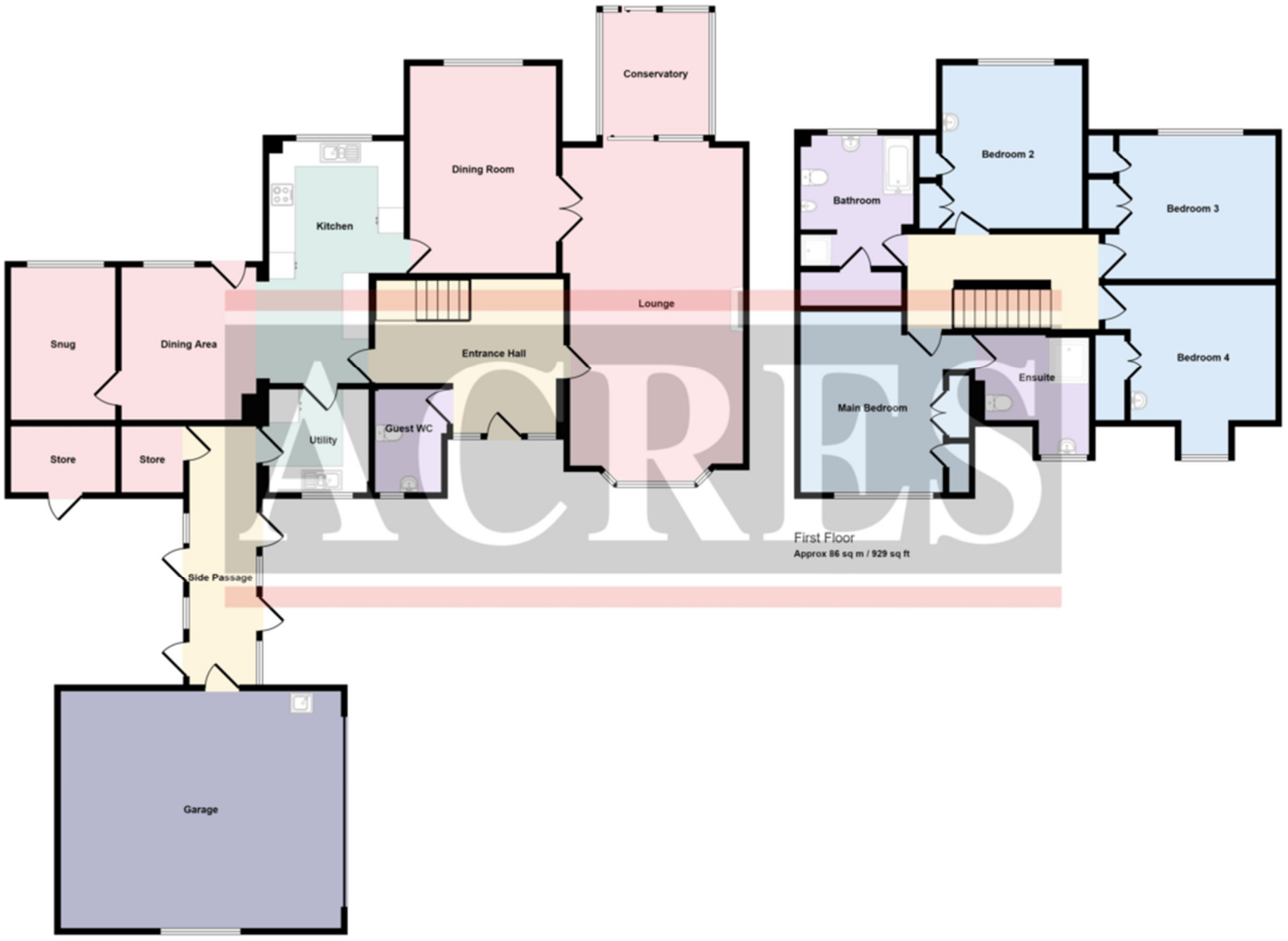
DOUBLE GARAGE: 20' x 17'10" Pvc double glazed obscure window to front, remote controlled electric garage door, electric car charger point, Belfast sink **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area to a delightful, private rear garden, being of an approximate southerly aspect, having lawn, mature laurel hedge, shrubs and bushes, rockery and pond, together with summerhouse.

The Property Ombudsman

Council Tax Band: H

Approx Gross Internal Area
255 sq m / 2749 sq ft



ACRES

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.