

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four bedrooms
- ◆ Well appointed white bathroom
- ◆ Spacious lounge with Inglenook fireplace
- ◆ Dining room with fireplace
- ◆ Rear conservatory
- ◆ Comprehensively fitted kitchen with appliances
- ◆ Guests cloakroom/wc
- ◆ Store room/'garage'
- ◆ Substantial rear garden
- ◆ Set close to schools & Sutton Park



***8 PARK VIEW ROAD, FOUR OAKS, B74 4PP - OFFERS AROUND £775,000***

This most attractive, imposing, spacious, well presented, detached family home, is set in a prime, central and sought after location, just a short stroll from Sutton Park and is similarly placed for well regarded schooling for all ages. Four Oaks offers excellent public transport links including the Cross City rail line and bus services, further more there is an array of shopping facilities at both 'The Crown' and Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), the property is well presented, much improved and to fully appreciate the accommodation, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, guests cloakroom/wc, spacious lounge with Inglenook fireplace, dining room, rear conservatory, comprehensively fitted kitchen with integrated appliances, four bedrooms, the master having a range of wardrobes, well appointed white bathroom, store room/'garage' offering laundry facilities and substantial rear garden.

Set back from the roadway behind a multi-vehicular block paved driveway flanked by fore garden with shrubs and bushes, access is gained to the property via:

**RECESSED PORCH:** Multi-locking front door with double glazed insets opens to:

**RECEPTION HALL:** Pvc double glazed window to front, double radiator, exposed oak block parquet floor. Cloaks cupboard having double glazed window to front.

**GUESTS CLOAKROOM/WC:** White low flushing wc, matching wash hand basin, radiator, tiled floor.

**ATTRACTIVE, SPACIOUS LOUNGE:** 18'10" max / 16' min x 14'1" max / 11'10" min Pvc double glazed bay window to front, double and single radiators, wide Inglenook feature fireplace having pvc double glazed windows to sides and central open real fire grate with timber beam over and slate hearth.

**DINING ROOM:** 12'1" x 10' Pvc double glazed windows and double glazed double French doors to garden, fireplace recess with inset open basket real fire, wood laminate flooring with under floor heating.

**CONSERVATORY:** 12'1" x 11'6" Pvc double glazed windows to each elevation with double glazed French door to garden, radiator, wood laminate flooring with under floor heating.

**FITTED KITCHEN:** 16'4" x 9'8" Two pvc double glazed windows to rear, one and a half bowl sink units set into sweeping granite work surfaces with upstands, flush fitting hob with matching splash backs and stainless steel extractor canopy over, elevated integrated twin ovens with additional separate microwave, there is a comprehensive range of fitted units to both base and wall level including drawers, space for American style fridge/freezer, tiled floor.

**RETURN STAIRS TO LANDING:** Deep pvc double glazed window set to half gallery landing point.

**BEDROOM ONE:** 19'3" x 10' max / 8'1" min Pvc double glazed bay window to front, radiator, six double fitted wardrobes together with drawer and bedside units.

**BEDROOM TWO:** 12' x 10' Pvc double glazed window to rear, double radiator.

**BEDROOM THREE:** 11' max x 8'4" Pvc double glazed window to front, double radiator, built-in wardrobe with storage cupboard over.

**BEDROOM FOUR:** 11' x 8' Pvc double glazed window to rear and side, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising bath, wash hand basin, low flushing wc, enclosed separate double shower cubicle, contemporary radiator, tiling to walls, wood laminate flooring.

**GARAGE STYLE STORE ROOM COMBINING LAUNDRY:** 11' plus door recess x 8'6" Obscure window to side, plumbing for washing machine, space for dryer, door to kitchen.

**COVERED SIDE PASSAGEWAY:** 23'6" x 5'4" Providing useful area with outside tap.

**OUTSIDE:** Paved patio area to a substantial, mainly lawed rear garden flanked by beechwood and privet hedges.







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:

F

FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Walsall Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.