

An aerial photograph of a large, white, two-story house with a brown shingled roof. The house has multiple gables and dormer windows. A large, paved driveway leads to the front of the property. To the left of the house is a large, dense green tree. To the right is a swimming pool and a small wooden shed. The property is surrounded by well-manicured lawns and various shrubs. In the top right corner, there is a logo for 'ACRES Collection' with a red and black border.

ACRES
Collection

2 KENILWORTH CLOSE, FOUR OAKS PARK, B74 2SE

OFFERS AROUND -

Set in a prime, central and sought after, well regarded, cul-de-sac off Wentworth Road, upon Four Oaks Park, this highly deceptively spacious, freehold, detached family home, offers great scope and further potential.

Sutton Park, with all its natural beauty, is set within only a few hundred metres radius, furthermore local facilities include Four Oaks tennis and squash clubs, being set close by. Excellent public transport facilities are available access to the Cross City rail line, furthermore there is an array of shops, restaurants and cafes positioned within Mere Green.

Complemented by gas central heating and double glazing (both where specified), to fully appreciate the property on offer, it's true proportions and further potential, we highly recommend an internal inspection.

Briefly comprising welcoming reception hall having guests cloakroom/wc off, spacious lounge with wide Inglenook fireplace, garden room/conservatory, dining room, den/hobby room, family/day room opening to the property's fitted kitchen, in turn leading to a large utility room having further shower room/wc off. The property's substantial master bedroom suite is set to the ground floor off of which you will find a large, well appointed en-suite bathroom.

To the first floor there is a galleried style landing, leading to four bedrooms, an en-suite bathroom and additional shower room. The property additionally has a double car garage. Private gardens are set to both the side and rear elevations, with the rear garden featuring an outdoor swimming pool.

Set back from the roadway behind a multi-vehicular block paved driveway, access to the property is gained via:

CANOPY PORCH: Feature oak door opens to:

RECEPTION HALL: 14'2" x 12'4" Obscure leaded light window to front, double radiator.

GUESTS CLOAKROOM/WC: Obscure window to side, low flushing white wc, wash hand basin, radiator.





IMPOSING LOUNGE: 24'3" max / 21'4" min x 20'9" max / 17'2" min Window to rear, wide Inglenook fireplace having a rustic brick hearth and recess, central open grate, windows to either side, timber beam over, three double radiators, two set of double French doors open to:

GARDEN ROOM/CONSERVATORY: 23'7" x 10' Double glazed windows to side and rear with double glazed double French doors to outside, tiled floor.

DINING ROOM: 19'2" x 13'1" Window to fore, Louis styled marble fireplace with hearth and recess, double and single radiators, double glazed patio doors to rear.

DEN/HOBBY ROOM: 18'10" x 9'3" Double glazed windows to rear.

DAY ROOM/SNUG: 13'6" x 11'6" Double glazed patio doors and further windows to side, fitted fireplace with hearth and mantle, radiator, opening to:

FITTED BREAKFAST KITCHEN: 16'9" max / 10'6" min x 14'9" max / 7'9" min Double glazed bow window to side, one and a half bowl sink unit set into sweeping Corian work surfaces, fitted wall and base units including pan drawers, integrated fridge, freezer and dishwasher, elevated stainless steel oven having separate grill, fitted hob with extractor canopy over, double radiator, tiled floor, space for breakfast table. Deep walk-in pantry.

UTILITY ROOM: 14'7" x 9'10" Double glazed window to side, door to garden, one and a half bowl sink unit set into rolled edge work surfaces, fitted wall and base units, recesses for washing machine and dryer, double radiator.

SHOWER ROOM: Obscure window and door to rear, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator, tiled splash backs and floor.

MASTER BEDROOM: 18'3" x 15'6" Windows to front and side, three double radiators, two single and three double fitted wardrobes with matching dressing table with drawers.

LARGE EN-SUITE BATHROOM: 15'6" x 7'6" Obscure windows to side, additional double glazed Velux windows, matching white suite comprising freestanding bath, wide vanity wash hand basin with double base unit beneath, low flushing wc, separate shower cubicle with glazed splash screen, contemporary tiling to walls and floor, chrome ladder style radiator.



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.





RETURN STAIRS TO LANDING: Windows to front and side, double radiator.

BEDROOM TWO: 14'9" x 14'7" min Windows to front and side, three double fitted wardrobes, wide dressing table with drawer units.

EN-SUITE BATHROOM: Obscure window to side, matching white suite comprising bath with shower over, wash hand basin, low flushing wc, radiator, tiled splash backs.

BEDROOM THREE: 12'1" x 8'10" max / 7'3" min Window to side, radiator, single and double fitted wardrobes, dressing table and drawers.

BEDROOM FOUR: 11' max / 8'9" min x 10'4" Double glazed window to rear, double and single built-in wardrobes, radiator.

BEDROOM FIVE: 10' x 9'2" max / 7'6" min Window to side, double fitted wardrobe, radiator.

SHOWER ROOM: Window to side, matching white suite comprising shower cubicle, wash hand basin, low flushing wc, radiator, linen cupboard.

DOUBLE GARAGE: 21' x 18'3" Remote controlled electric garage door, window and door to rear (**Please check the suitability of this garage for your own vehicle**)

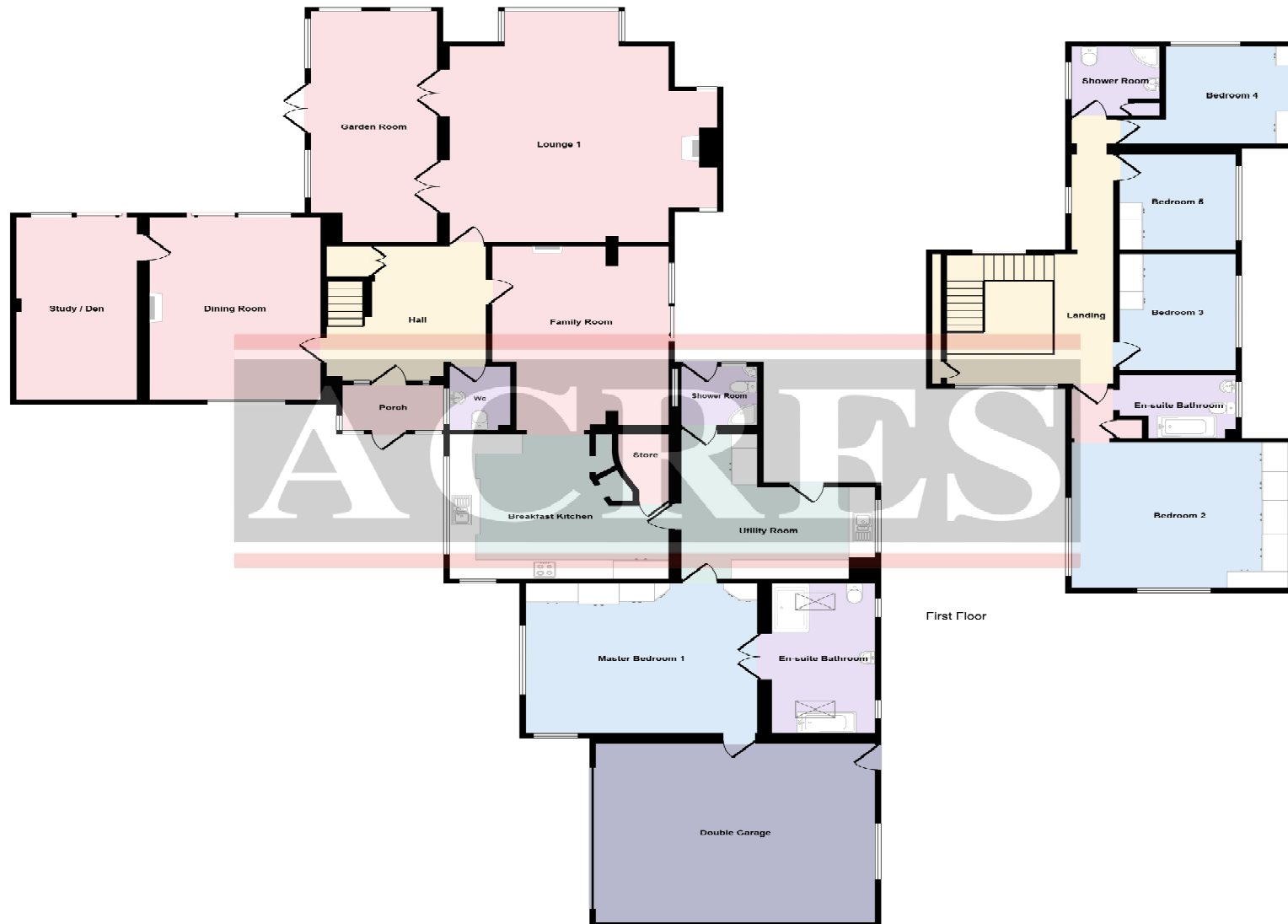
OUTSIDE: Lawned rear gardens to side and rear flanked by borders having mature shrubs and bushes providing a good degree of privacy, there is a patio area together with **Outdoor Swimming Pool**.



Council Tax Band: G







Ground Floor

First Floor

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 Snaggy 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.