

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Five bedrooms
- En-suite shower room
- Family bathroom
- Lounge
- Separate dining room
- Study
- Breakfast kitchen
- Guests wc
- Utility & garage
- Private, mature rear garden



BENNETT ROAD, FOUR OAKS, B74 4TH - OFFERS AROUND £850,000

This spacious, imposing, well presented, freehold, detached family home, is positioned just a short stroll from Sutton Park. Offering a generous, wide, mature plot, this enlarged property is complemented by gas central heating and double glazing (both where specified). Served by well regarded schooling for all ages within the area and being only a few hundred metres of shopping facilities at 'The Crown', it is similarly placed for local bus services and the Cross City rail line. Briefly comprising reception hall, guests wc, breakfast kitchen with utility room off, dining room and a dual aspect lounge. To the first floor there are five bedrooms, the master having an en-suite shower room, together with a well appointed family bathroom and study. Externally there is a private, mature rear garden and garage, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the property is gained via:

RECEPTION HALL: Stable door with secondary glazed window to front, obscure glazed window to front, storage cupboard, radiator, stairs off, doors to:

GUESTS WC: Obscure pvc double glazed window to front, low level wc, wash hand basin, built-in storage cupboard, tiled splash backs, wood effect flooring, radiator.

LOUNGE: 22'5" x 11'9" Pvc double glazed window to front, two obscure windows to side, glazed patio doors to rear, coal effect feature fireplace offering tiled heath, brick surround, timber beam style mantle, glazed doors to dining room, two radiators.

DINING ROOM: 20'4" x 10'9" Pvc double glazed window to rear, radiator, serving hatch to kitchen

BREAKFAST KITCHEN: 22'8" x 8'9" Pvc double glazed window to rear, one and a half bowl stainless steel sink/drainers unit set into box edged work surfaces, complementary tiled splash backs, there is a range of units fitted to both base and wall level including drawers, oven & grill, space for fridge/freezer & dishwasher, serving hatch to dining room, pantry cupboard, tile effect flooring, radiator.

UTILITY ROOM: 10'9 x 9'6" Pvc double glazed window to rear, stable door, stainless steel sink unit set into work surfaces, fitted cupboards, plumbing for washing machine, space for tumble dryer, large storage cupboard, radiator.

GALLERIED STYLE STAIRS TO LANDING: Large pvc double glazed window to front, radiator, doors to:

BEDROOM ONE: 13'2" max / 11'3" min x 10'8" Pvc double glazed windows to rear and side, one double built-in wardrobe, chest of drawers, radiator, door to:

EN-SUITE SHOWER ROOM: Pvc double glazed window to front, matching suite comprising walk-in shower cubicle with glazed screen and tiled splash backs, wash hand basin with vanity unit below, low level wc, airing cupboard, tiled walls, heated towel rail.

BEDROOM TWO: 11'7" max / 9'9" min x 9'9" Pvc double glazed window to rear, two built-in double wardrobes, built-in drawers and storage units, radiator.

BEDROOM THREE: 12'9" max / 11'9" min x 11'9" Pvc double glazed window to front, two double built-in wardrobes, space for bedside units and dressing table, radiator.

BEDROOM FOUR: 11'9" x 9'8" max / 9'1" min Pvc double glazed window to rear, shelving to wall, radiator.

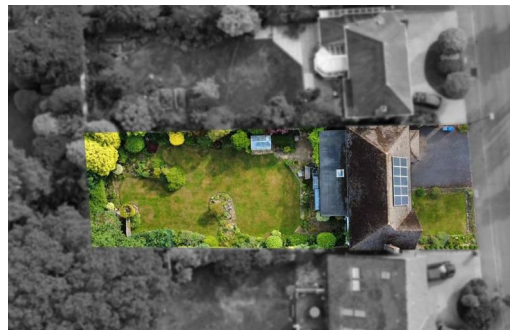
BEDROOM FIVE: 9'9" x 8'1" Pvc double glazed window to rear, built-in storage cupboard, radiator.

STUDY: 7'7" x 4'9" Pvc double glazed window to front, shelving to wall.

BATHROOM: 8'3" x 7'11" Pvc double glazed window to front, white suite comprising 'P'-shaped bath with shower over and glazed splash screen, tiled splash backs, wash hand basin with vanity below, low level wc, tiled walls, airing cupboard, wood effect flooring, radiator.

GARAGE: 29'8" x 11'9" Double doors to front with glazed insets (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area leading to large lawn flanked by borders having a variety of shrubs, bushes and trees, offering a good degree of privacy, scope for further development (subject to planning/consent)

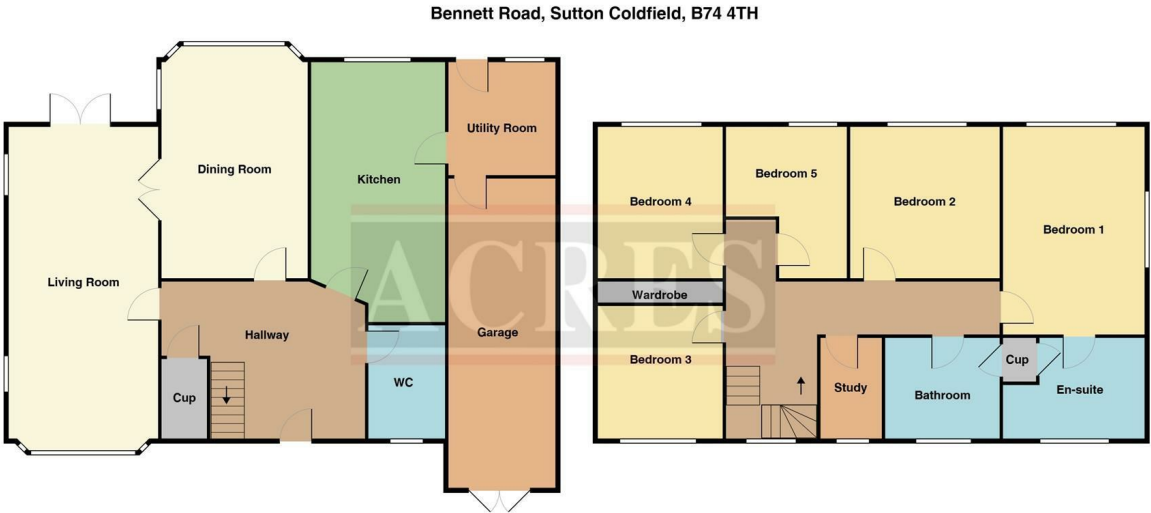


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : G

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.