

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached family home
- Three bedrooms
- Well appointed family bathroom
- Lounge with feature fireplace
- Open plan breakfast kitchen with integrated appliances
- Separate family/day room
- Private rear garden with rear garage
- Set in a sought after, convenient location
- Well presented & much improved
- Close to well regarded schooling & Sutton Park



FOUR OAKS COMMON ROAD, FOUR OAKS, B74 4NW - OFFERS OVER £450,000

Situated in a sought after location on Four Oaks Common Road, this charming, well presented family home offers spacious accommodation, being enlarged to the rear to create a bright and airy living space. Set close to well regarded schooling for all ages, the property also is served by excellent public transport links including the Cross City rail line and readily available bus services. Having local shops on Clarence Road and at 'The Crown', the property is also within a short walk of the delightful Sutton Park. Offering gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises entrance hall, lounge, open plan breakfast kitchen, family/day room, three bedrooms, well appointed family bathroom and a well maintained rear garden with useful, multi-purpose garden building/garage. All of which to fully appreciate, we highly recommend an internal inspection.

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

ENTRANCE HALL: Obscure pvc double glazed door and window to front, obscure pvc double glazed window to side, under stairs storage, alcove for additional storage, wood effect flooring, stairs off, radiator, doors to:

LOUNGE: 14'10" max / 11'11" min x 11'10" Pvc double glazed bay window to front, space for feature fireplace with tiled hearth and contemporary mantle over, alcove for display storage, radiator.

BREAKFAST KITCHEN: 20'3" x 17'7"

Kitchen Area: Pvc double glazed windows to side and rear, one and a half bowl sink drainer unit set into wooden box edged work surfaces, there is a range of matching, contemporary fitted units to both base and wall level including drawers, brick effect tiled splash backs, integrated appliances including Neff oven, grill and microwave, Neff five ring gas hob with extractor canopy over, integrated fridge/freezer and dishwasher, central island unit with breakfast bar having space for four stools.

Dining Area: Pvc double window and French doors to rear, three Velux skylights, space for dining table and chairs.

FAMILY/DAY ROOM: 12' x 10'2" Feature fireplace with tiled hearth and contemporary surround, radiator.

STAIRS TO LANDING: Obscure pvc double glazed window to side, door to:

BEDROOM ONE: 14'11" x 10'3" Pvc double glazed bay window to front, radiator.

BEDROOM TWO: 11'11" x 10'4" max / 9'7" min Pvc double glazed window to rear, radiator.

BEDROOM THREE: 8'10" x 6'10" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 8'5" x 7'4" Pvc double glazed obscure windows to rear and side, white suite comprising bath with shower over and tiled splash backs, low level wc, wash hand basin with vanity unit below, useful storage cupboard, ladder style radiator.

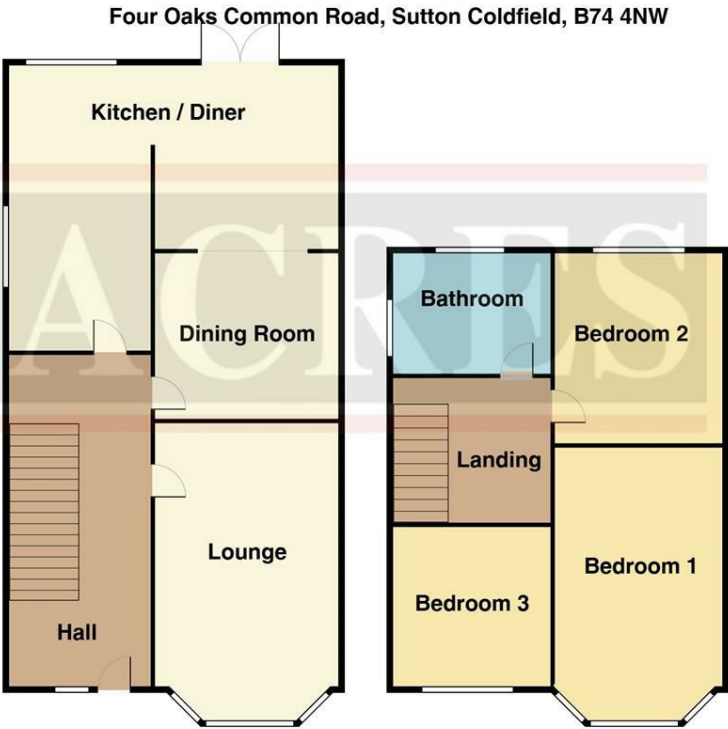
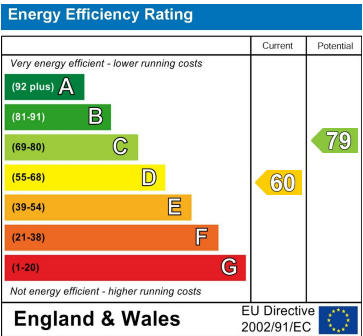
OUTSIDE: Block paved patio area leading to artificial lawn with second seating area, flanked by borders having shrubs and bushes, additional lawned area being fenced off having timber summerhouse and additional double garage offering the potential for home office/gym.



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 : D

VIEWING: Highly recommended via Acres on 0121 323 3088



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.