

ACRES

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- Three bedroom family home
- En suite shower room
- Well appointed family bathroom
- Spacious lounge/ diner
- Separate dining room
- Conservatory
- Fitted kitchen
- Private rear garden
- Extended and improved
- Sought after location



HOOK DRIVE, FOUR OAKS, B74 4LW - PRICE GUIDE £375,000

This much improved, extended, three bedroom, semi-detached, family home is ideally situated on the sort after Hook Drive in Four Oaks offering generous living space. It is situated in the catchment area of highly regarded local schools and conveniently close to train stations with key transport links. Briefing comprising of: porch, welcoming reception hall, enlarged lounge, dining room with fitted kitchen, separate dining room and conservatory. To the first floor, there are three bedrooms with the master having an en-suite shower room, as well as a well appointed family bathroom. To the rear of the property is a private garden. To fully appreciate the accommodation and the improvements made, we highly recommend an internal inspect of this freehold property. Council tax band: C

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

PORCH: Multi lock front door, PVC double glazed windows to front and side, opening to:

ENTRANCE HALL: Glazed door, obscure glazed windows to front, stairs off, wood effect flooring, radiator, and doors opening to:

LOUNGE/ DINING ROOM: 22'9" max / 11'4" min x 16'3" max / 10'5" min. PVC double glazed window to rear. This large, extended family room has a wooden effect flooring, coal-effect feature fireplace with marble hearth, decorative mantle, and two radiators.

KITCHEN: 18'8" / 6'9" min x 10'9". PVC double glazed window to front, PVC double glazed sliding doors to conservatory, double drainer sink unit inset into box edgework surfaces offering a range of high gloss cupboards fitted to both base and wall with complementary splash backs. A variety of drawers including pan drawers and plumbing with space for washing machine. The kitchen also offers an integrated fridge freezer with cooker/ oven included, tiled flooring and useful storage cupboard, radiator.

DINING ROOM: 15' x 5'2". PVC double glazed French doors to rear, obscure PVC double glazed door to front, wood effect flooring, and radiator.

CONSERVATORY: 11' x 11'. PVC double glazed conservatory, sliding doors from lounge and kitchen, French doors to rear, and wood effect flooring.

STAIRS TO LANDING: PVC double glazed window to front.

BEDROOM 1: 17'5" x 12'2". Two PVC double glazed windows to rear, space for double wardrobes, dressing table, double bed, seating area, wood effect flooring, and radiator.

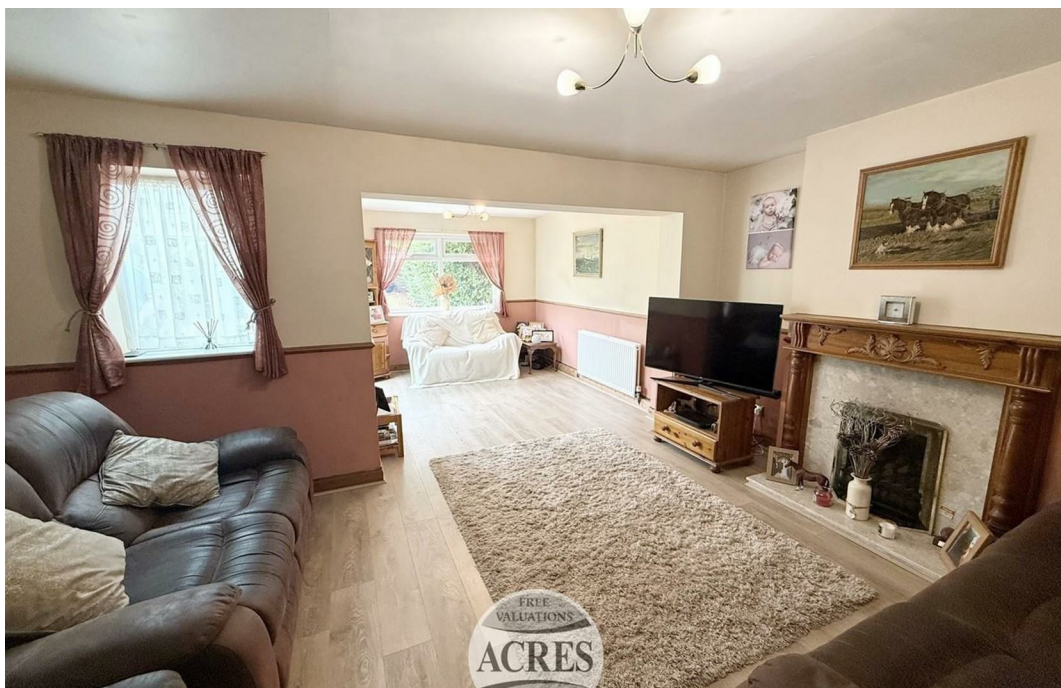
EN-SUITE: 5'8"x 5'3" . Obscure PVC double glazed window to front, white suite comprising of an enclosed, corner shower with glazed door and wash hand basin with vanity unit below, tiled splash backs, low level WC, tiled floor, and chrome ladder effect radiator.

BEDROOM TWO: 11'5" x 8'7". PVC double glazed window to rear, double built in wardrobe with mirrored sliding doors, wood effect flooring, useful storage cupboard, and radiator.

BEDROOM THREE: 8'12" x 7'9". PVC double glazed window to front, built in wardrobe, and radiator.

BATHROOM: 6'5" x 6'2". Obscure PVC double glazed window to front, white suite comprising of bath, over head shower, glazed shower screen, tiled screen, tiled splash backs with wash hand basin and vanity unit below, low flushing WC, tiled flooring, and radiator.

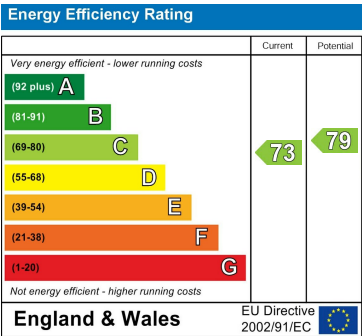
GARDEN: Paved patio area leading to lawn which is shielded by a variety of shrubs, bushes and trees with a shed to the rear of the garden.



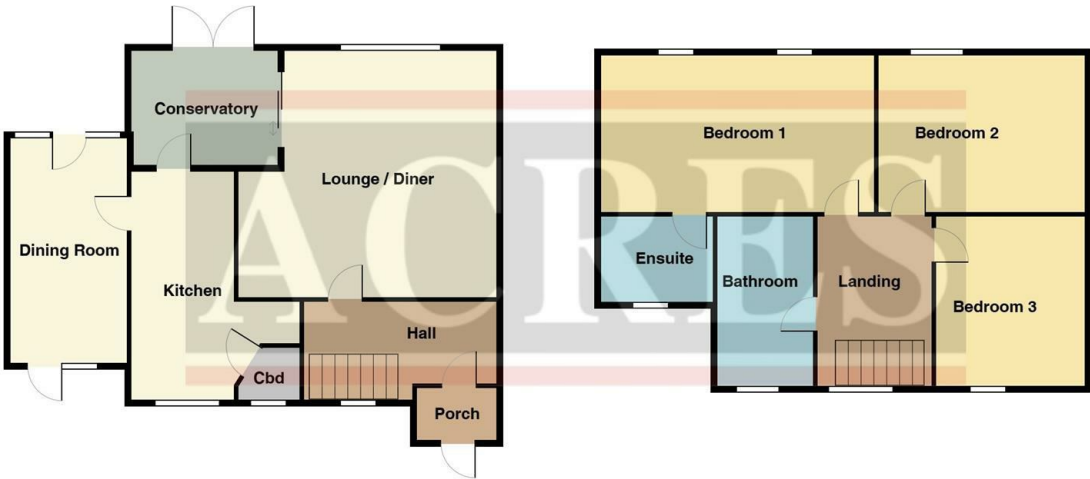
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 323 3088



Hook Drive, Sutton Coldfield, B74 4LW



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.