

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedrooms
- Family bathroom
- Attractive through lounge with Inglenook-style fireplace
- Separate dining room
- Fitted kitchen with integrated hob and oven
- Deep side garage
- Set on a generous, mature plot
- Exceptional scope and potential for modernisation or extension (subject to planning)
- Prime, central and highly sought-after location
- No upward chain



**EDGE HILL ROAD, FOUR OAKS, B74 4NU - OFFERS AROUND £650,000**

This imposing, attractive, Freehold, traditional, detached family home is set in a well-regarded, prime, central location, just a short stroll from Four Oaks Infants and Junior School. The property is ideally placed for well-regarded public transport links, including access to the Cross City rail line, and is positioned within only a few hundred metres walk of Sutton Park – offering some 2,400 acres of natural beauty – and conveniently close to local shopping facilities at ‘The Crown’. Complemented by gas central heating and PVC double glazing (both where specified), the property provides exceptional scope and potential for modernisation or extension, and retains a number of charming features. To fully appreciate the accommodation and opportunity on offer, we highly recommend an internal inspection.

The accommodation briefly comprises fore garden with multi-vehicular driveway, enclosed porch, reception hall, attractive through lounge with Inglenook style fireplace and Minster fire surround, separate dining room, fitted kitchen with integrated hob and oven. To the first floor, there are three bedrooms together with a family bathroom. The property also benefits from a deep side garage and a generous, mature rear garden.

Set back from the roadway behind a tarmac driveway flanked by mature shrub and bush borders, the property features a lawned fore garden and generous off-road parking. Access is gained via:

**FULLY ENCLOSED PORCH:** PVC double glazed obscure windows to front and side, double glazed entrance doors, part obscure leaded light glazed inner door to:

**RECEPTION HALL:** Leaded light obscure window to front, radiator.

**ATTRACTIVE THROUGH LOUNGE:** 14'10" max x 12'9" max / 10'6" min PVC double glazed window to front and PVC double glazed French doors with side windows to rear garden, Inglenook-style fireplace with two obscure leaded light arched side windows, central Minster-style fire surround with matching hearth and mantle, central coal-effect electric fire, double radiator.

**DINING ROOM:** 12'8" max / 10'9" min x 10' PVC double glazed bay window to front, radiator, fireplace recess.

**FITTED KITCHEN:** 13'6" max / 9'10" min x 7'4" Two PVC double glazed windows to rear, door to rear garden. Single drainer sink unit set into rolled edge work surfaces with tiled splash backs. A range of fitted base and wall units including drawers, integrated oven, fitted gas hob, recess for appliances, radiator, tiled splash backs.

**RETURN STAIRS TO LANDING:** Feature hexagonal obscure double glazed window to side.

**BEDROOM ONE:** 15' x 10'6" PVC double glazed window to front, double fitted wardrobe, radiator.

**BEDROOM TWO:** 10'4" x 10' PVC double glazed window to rear, radiator.

**BEDROOM THREE:** 10' x 8'2" PVC double glazed window to front, radiator.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, matching suite comprising panelled bath, pedestal wash hand basin and low flushing WC, tiled splash backs, radiator.

**DEEP SIDE GARAGE:** 17'7" x 8'2" Door to rear patio. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Wide paved patio area opens to a generous lawned rear garden flanked by well-stocked borders with mature shrubs and bushes. There are two brick-built stores located at the rear of the garage, and the property additionally features an outside garden WC.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

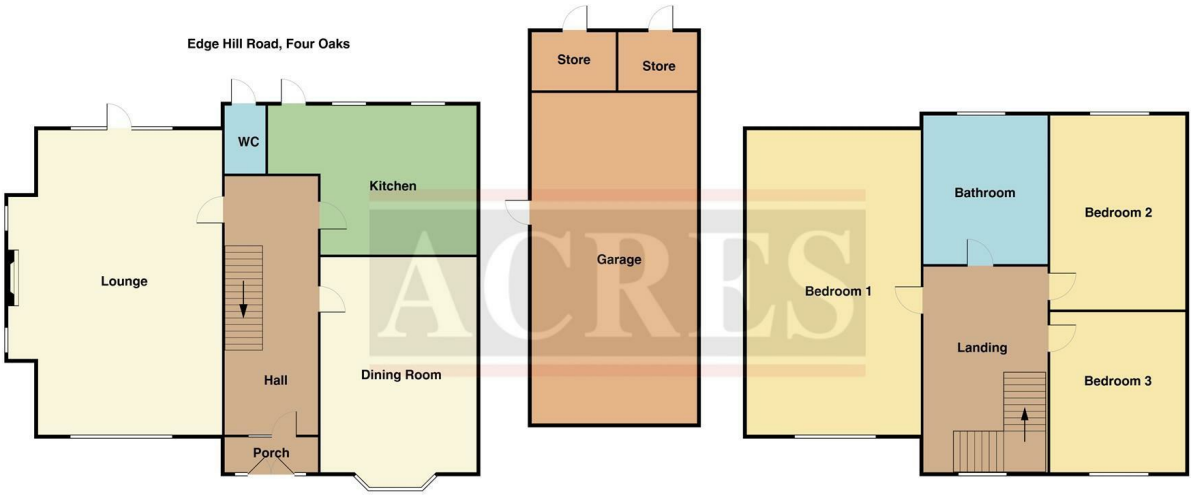
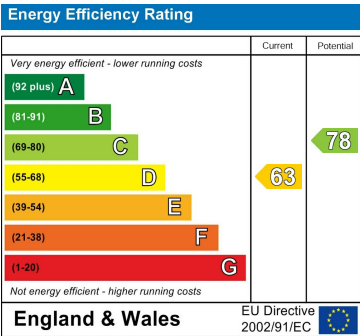




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

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.

