



80 PARK VIEW ROAD, FOUR OAKS, B74 4PS

OFFERS AROUND - £900,000

This charming, detached, cottage style, Freehold family home, is set in a prime, highly convenient location, immediately adjacent to the stunning Sutton Park, where you will find 2400 acres of natural beauty, together with delightful walks. Additionally the well regarded Streetly Village, is just a few hundred metres away, where once more you find a host facilities, including shops, restaurants and cafes. The property lies within easy reach of well regarded schooling and excellent public transport links including access to the Cross City rail line.

This improved, spacious, extended property retains great style and character, whilst having been thoughtfully enlarged to offer deceptively spacious accommodation, benefiting from gas central heating and pvc double glazing (both where specified). The property is approached via a wide, multi-vehicle block paved driveway having electric remote controlled gates, furthermore there is a gated pathway which gives access to the property being entered via a fully enclosed porch.

A welcoming reception hall gives access to a guests cloakroom/wc, which incorporates a shower room. There is a substantial, imposing rear lounge, perfect for family living, or perhaps evenings with friends, a separate formal dining or family room and generous snug/den, perfect for home working, each with feature fireplaces and/or log burning stoves, adding to the warmth and character of the living accommodation. A fitted breakfast kitchen provides space for casual dining and leads through to a rear lobby with useful utility room.

To the first floor there are three generous double bedrooms, each with fitted wardrobes, including a spacious master bedrooms with dual aspect windows and white en-suite shower room off, furthermore there is a large well appointed family bathroom and separate wc.

Set to the side of the property you will find a tandem double garage and to the rear a mature garden having central lawn. A delightful family home, set in a prime, central and sought after location, amidst properties of a similar calibre, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden with hedges and side multi-vehicular drive with electric gate to fore, a matching block paved pathway with pedestrian gate gives access to the accommodation via:



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FULLY ENCLOSED PORCH: Double glazed windows to front and side, tiled floor, multi-locking having double glazed insets opens to:

WELCOMING RECEPTION HALL: Pvc double glazed window to side, double radiator, plate rail, oak flooring. Large Inner Hallway: Having cloaks cupboard and oak flooring

GUESTS CLOAKROOM/SHOWER ROOM: Obscure pvc double glazed window to fore, white suite comprising enclosed shower cubicle with glazed splash screens, vanity wash hand basin with base unit beneath and side storage/display ledge, low flushing wc, double radiator, complementary tiling to walls and floor.

IMPOSING SPACIOUS LOUNGE: 22' x 17'5" Wide pvc double glazed bow window to rear with further double glazed window to side, double glazed French door to garden, log burning stove set onto slate hearth with fireplace recess, deep coving to ceiling with rose, oak flooring.

DINING ROOM: 18'3" max / 16' min x 12'5" max / 11'3" min Pvc double glazed window to fore with shutters, further double glazed windows to side, double radiator, coal effect living flame gas fire set onto hearth with period style fire surround, decorative coving to ceiling with rose, oak flooring.

SNUG/DEN: 14'3" max / 11'9" min x 12'6" max / 11'4" min Pvc double glazed bay window to fore with shutters, further double glazed window to side, coal effect gas fire with tiled hearth having matching recess and iron fire surround, in turn with mantle over, decorative coving to ceiling with rose, double radiator, oak flooring.

FITTED KITCHEN: 11'9" x 11'6" Pvc double glazed window to rear, one and a half bowl sink unit set into timber stained work surfaces, there is a range of fitted units to both base and wall level including drawers, stainless steel elevated electric oven having separate grill with microwave above, fitted gas hob, integrated fridge and dishwasher, space for breakfast table, double radiator.

REAR LOBBY: Door to outside, pantry cupboard having shelving.

UTILITY ROOM: 10'10" max / 7'6" x 8'2" Pvc double glazed windows to side and rear, radiator, single drainer sink unit with fitted units to both base and wall level, work surfaces, spaces for fridge/freezer and washing machine, tiled floor, useful storage cupboard.



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 Band: G

STAIRS TO LANDING: Built-in storage cupboard, doors to:

BEDROOM ONE: 12'5" max / 11'3" min x 11'10" Pvc double glazed windows to front and side, wrought iron decorative fire surround, two double built-in wardrobes with two sets of central drawers units, radiator.

EN-SUITE SHOWER ROOM: Pvc double glazed window to side, matching white suite comprising enclosed shower cubicle, wash hand basin, radiator.

BEDROOM TWO: 16' max / 13'10" min 12'7" max / 10'4" min Pvc double glazed windows to front and side, double radiator, wrought iron decorative feature fire surround, double and single fitted wardrobes.

BEDROOM THREE: 12' max / 10'7" min x 11'10" Pvc double glazed window to rear, double radiator, single and two double built-in wardrobes with storage cupboards over.

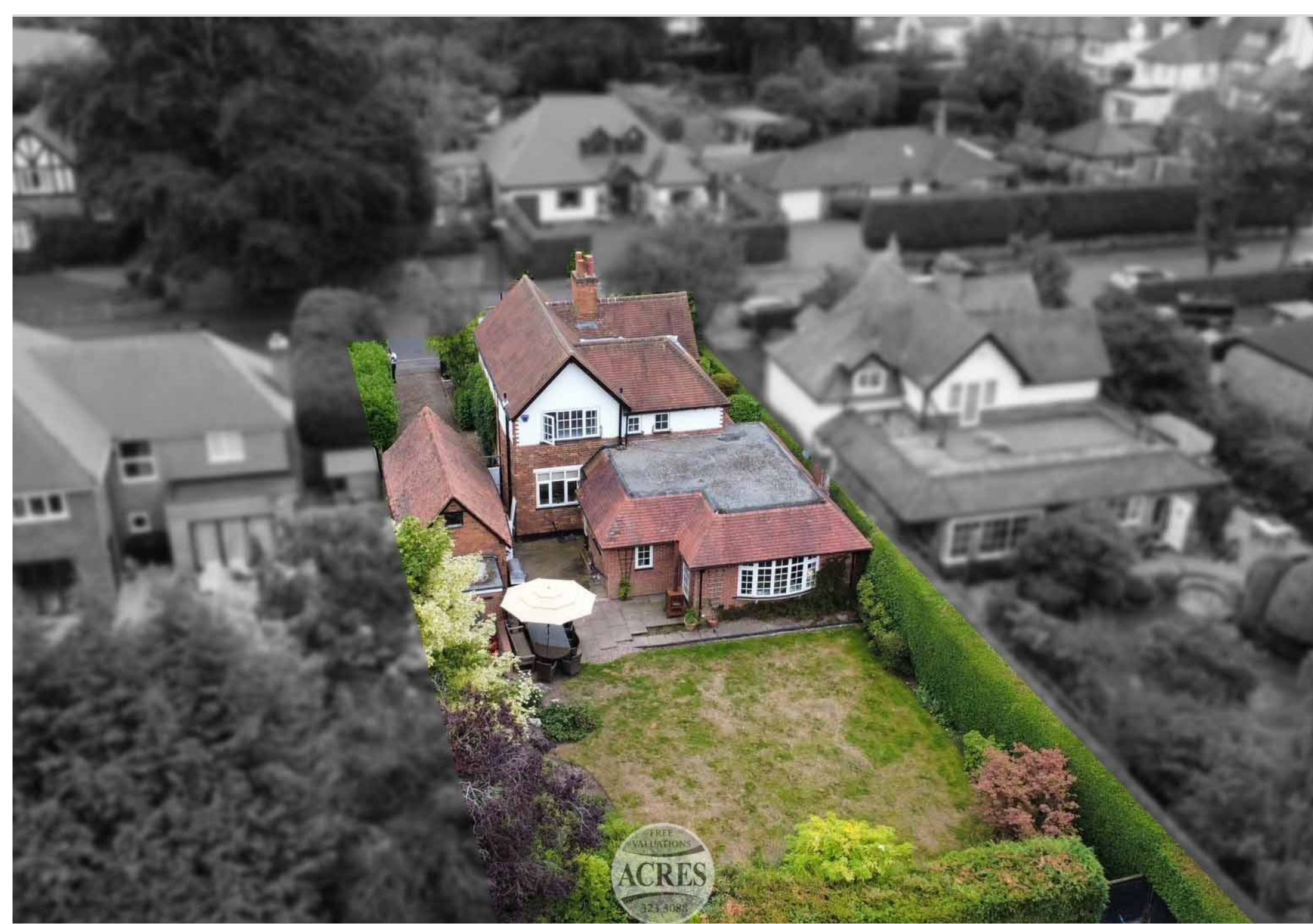
FAMILY BATHROOM: 9'8" x 8' Pvc double glazed windows to side and rear, matching white suite comprising bath, wash hand basin, low flushing wc, tiled splash backs, radiator, wrought iron decorative feature fire surround.

SEPARATE WC: Obscure pvc double glazed window to rear, low flushing white wc.

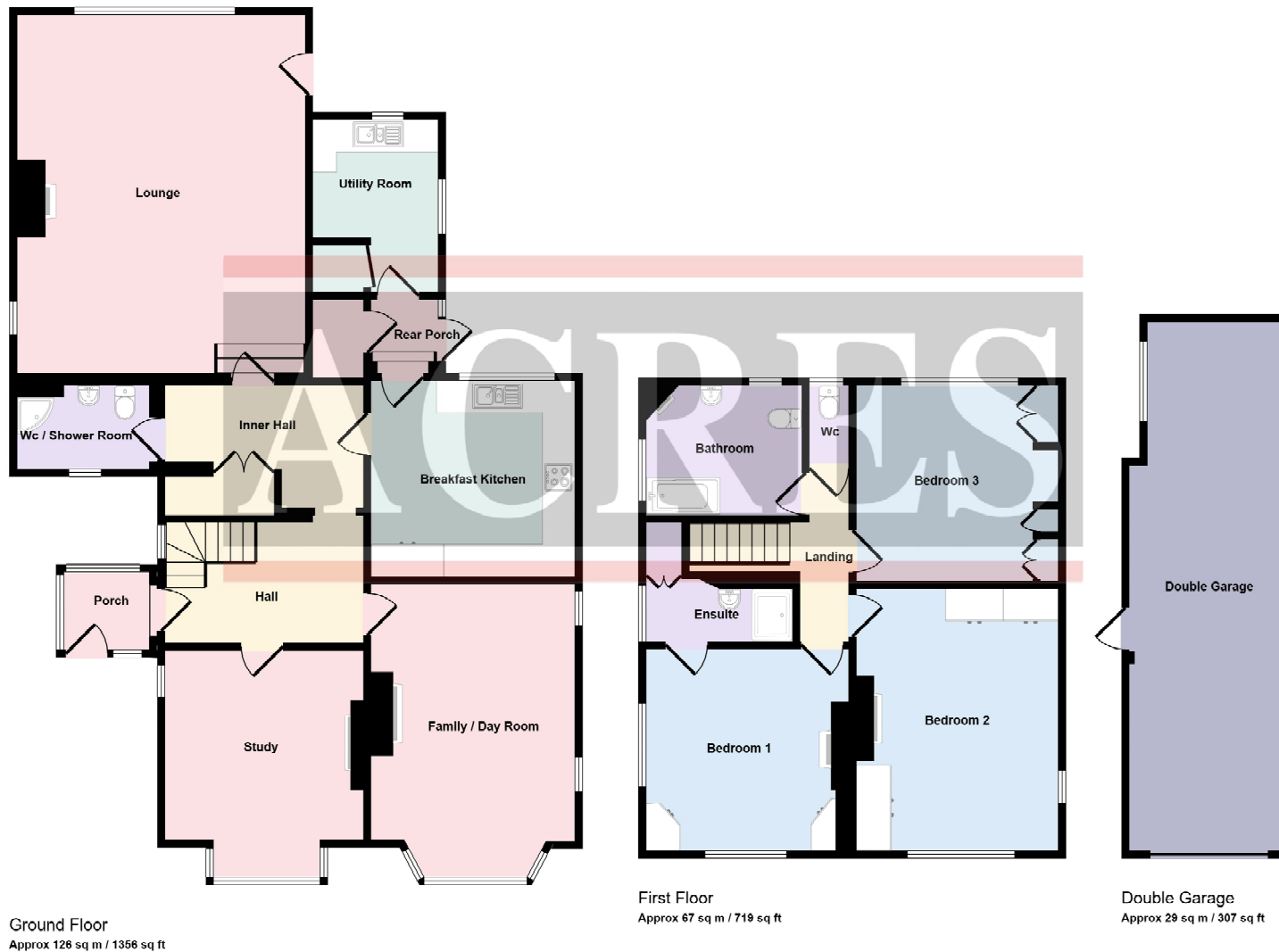
SIDE TANDEM DOUBLE GARAGE: 31'5" x 10' (Please check the suitability of this garage for your own vehicle) Up and over door to front, windows and door to side, boarded loft area over garage providing useful storage space.

OUTSIDE: Courtyard/patio to a lawned rear garden flanked by borders with shrubs and bushes, privet hedging, timber fencing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
221 sq m / 2382 sq ft



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 Snappy 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.