

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four bedroom detached family home
- Catchment area for highly regarded schools
- Close to train station & excellent transport links
- Ground floor bedroom with en-suite shower room
- Master bedroom with en-suite bathroom
- Large family lounge
- Stylish breakfast kitchen with dining area
- Snug
- Private garden
- Multi-vehicle driveway



WALSALL ROAD, FOUR OAKS, B74 4ND - OFFERS AROUND £875,000

Situated in a highly sought-after location, this beautifully presented four-bedroom detached dormer bungalow offers versatile living space and is within the catchment area for well-regarded local schools. Perfectly positioned for commuters, the property is close to the local train station and enjoys excellent transport links to surrounding areas.

The ground floor comprises a spacious entrance hall, a large extended lounge ideal for entertaining, a stylish breakfast kitchen, and a cosy snug. There is also a well-appointed family shower room and a generously sized ground floor bedroom with its own en-suite shower room.

Upstairs, the first-floor bedroom benefits from an en-suite bathroom, alongside additional well-proportioned bedrooms, making this a perfect home for families of all sizes. Externally, the property offers a private rear garden and driveway parking, with the surrounding area providing a range of amenities, schools, and easy access to public transport. Council tax band: F. EPC rating: D.

Set back from the roadway behind a substantial driveway providing multi vehicular off road parking flanked by dwarf wall with wrought iron insets, access is gained to the accommodation via:

CANOPY PORCH: Having two recessed spotlights and double doors opening through to:

RECEPTION HALL: Radiator, wood laminate floor, wall light and stairs storage/cloaks cupboard.

GUESTS' WC: White low flushing WC, wash hand basin, radiator, wood laminate floor, extractor fan, ceiling light point.

SNUG/DEN: 11'0" x 10'0": Pvc double glazed window to front, radiator, coved ceiling with light point.

FITTED DINING KITCHEN: 26'0" x 10'0".

DINING AREA: Pvc double glazed windows with double glazed double French doors opening to rear garden, radiator, coved ceiling with eight recessed halogen spotlights, wood laminate floor.

FITTED KITCHEN: Pvc double glazed window to rear, one and a half bowl stainless steel sink unit with double base unit beneath in a light wood tone finish with further range of matching units to both base and wall level including drawers and two glazed display units, integrated fridge and freezer, dishwasher, stainless steel oven having five ring stainless steel gas hob above in turn with matching extractor canopy over, rolled edge complementary work surfaces with tiled splashbacks, two space breakfast bar, six recessed halogen spotlights, wood laminate floor.

UTILITY ROOM: 13'10" x 2'11": Pvc double glazed window and half glazed door to side, radiator, recess for washing machine and dryer, wall mounted combination central heating boiler, wood laminate floor, light point.

SPACIOUS REAR LOUNGE: 18'3" x 13'2": Two pvc double glazed windows to side and further pvc double glazed double French doors opening to patio/decking area, Minster style fire surround with matching hearth and recess and central inset coal effect living flame gas fire, double radiator, coved ceiling with light point.

BEDROOM TWO—GROUND FLOOR: 15'5" max 13'2" min x 12'2" max 10'6" min: Pvc double glazed bay window to front, double radiator, double and single wardrobes, coved ceiling with light point.

EN-SUITE SHOWER ROOM: Matching white suite comprising shower cubicle with multi head shower, wash hand basin, low flushing WC, three recessed halogen spotlights, extractor fan.

STAIRS TO LANDING: Wide pvc double glazed window to rear, radiator, two ceiling light points, walk in storage cupboard.

MASTER BEDROOM: 15'10" x 13'2": Pvc double glazed windows to front and side, radiator, ceiling light point, wardrobe recess with two double built in wardrobes, doorway leading through to:

EN-SUITE BATHROOM: 11'9" x 8'5": Large double glazed Velux window to side, matching well appointed white suite comprising large 'Swirlpool' bath with mixer shower, his and hers wash hand basins, low flushing WC, radiator, three recessed halogen spotlights, decorative tiled splashback.

BEDROOM TWO: 13'6" x 12'6": Pvc double glazed window to front, radiator, ceiling light point.

BEDROOM THREE: 10'10" x 10'0": Pvc double glazed window to front, radiator, ceiling light point, wood laminate floor.

BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath having mixer shower over, wash hand basin, low flushing WC, tiled storage/display ledge and tiling to walls, four recessed halogen spotlights.

GARAGE: 17'2" max 10'10" min x 13'3" max 7'8" min: (Please check the suitability of this garage for your own vehicle) Electric up and over door, ceiling light point, door to side.

OUTSIDE: Wide wooden decking area with outside tap to a pleasant rear garden being of an approximate south westerly elevation, having shrubs, lawn and timber fencing.

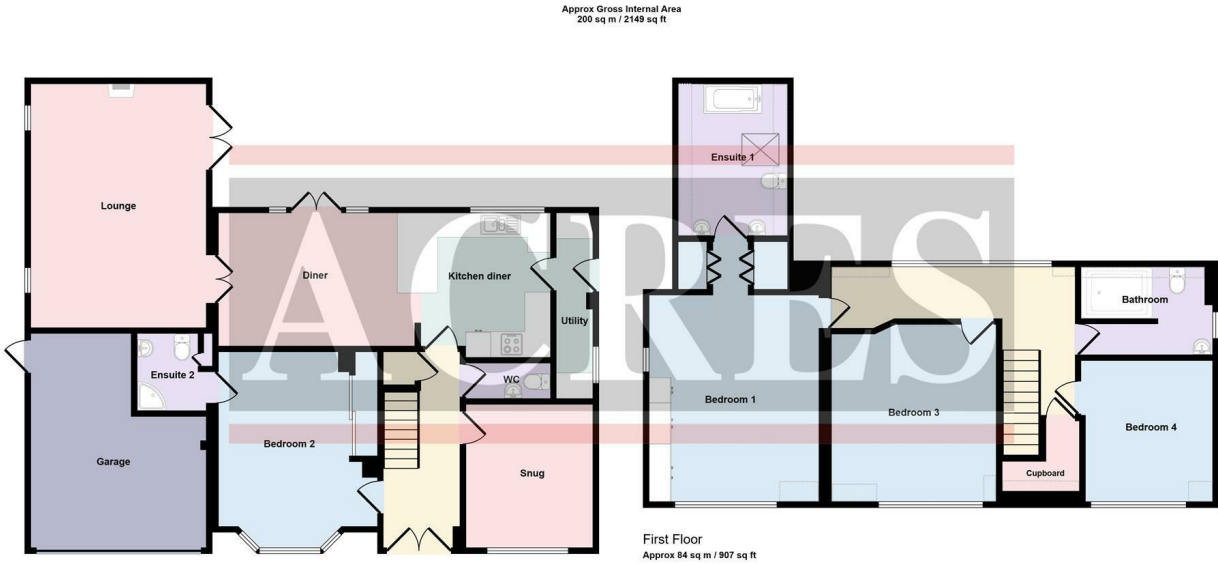


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

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		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor
Approx 115 sq m / 1242 sq ft

Denotes head height below 1.5m

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.

