

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- Three generous bedrooms
- En-suite to master bedroom
- Bedroom three with balcony overlooking Sutton Park
- Family bathroom
- Large lounge & separate dining room
- Breakfast kitchen
- Integral garage
- Attractive, mature rear garden
- No upward chain
- Sought after location



HIGHCROFT DRIVE, FOUR OAKS, B74 4SX - OFFERS AROUND £675,000

Situated on the desirable cul-de-sac Highcroft Drive, in the sought after area of Four Oaks, this impressive three bedroomed, detached family home offers a superb blend of comfort, style and practicality. The property boasts a spacious lounge with feature fireplace, breakfast kitchen, and three generously sized bedrooms, including a stunning master bedroom with en-suite bathroom. Additional features include a modern, family bathroom, integral garage, and a covered carport providing ample parking. Outside, the landscaped, rear garden offers an inviting space for entertaining or unwinding, whilst the location benefits from proximity to highly regarded schools, Sutton Park, local amenities and excellent transport links. To fully appreciate this property, we highly recommend an internal inspection.

Set back from the roadway, behind a deep multi vehicle, block paved driveway with side covered car port, access to the property is gained via:

PORCH / HALLWAY: PVC double glazed window to front and side, PVC double glazed front door with obscure window leads to main, internal, wooden door leading into:

LOUNGE: 19'08" x 16' max / 12'05" min PVC double glazed bow window to front, electric coal effect feature fireplace with original chimney and brick built feature surround, radiator, obscure double-glazed doors leading off to:

DINING ROOM: 13'10" x 9'11" PVC double glazed obscure double doors off the hallway, PVC double glazed patio doors to conservatory, radiator.

FITTED KITCHEN: 15'11" max / 14'01" min x 13'05". PVC double glazed window to rear, PVC double glazed door leading to garden, double bowl sink/drainage unit set in a rolled top work surface, comprising of a range of fitted units to both base and wall level including drawers, tiled splash backs, tiled floor, space for fridge/freezer, plumbing and recess for dishwasher, integrated double oven with four ring gas hob over and extractor canopy above, useful storage cupboard, radiator.

CONSERVATORY: 10' x 8'05". PVC double glazed windows to side and rear, PVC double glazed door to side leading to patio area and garden.

GUESTS WC: PVC double glazed obscure window to side, low level WC, wall hung wash hand basin with vanity unit below, tiled walls, tiled floor.

STAIRS TO LANDING: PVC double glazed obscure window to side, useful airing cupboard, doors to:

BEDROOM ONE: 17'06" x 13' PVC double glazed window to rear, comprehensive range of fitted wardrobes comprising of four double built in units and overhead storage, radiator, access to:

EN-SUITE BATHROOM: 12'08" max / 5' min x 10'08" max / 7'01" min. PVC double glazed obscure window to rear, tiled walls, tiled flooring, matching white suite comprising of corner bath, low level WC, wash hand basin with vanity unit below, wall hung mirror, separate shower cubicle with glazed doors, useful storage cupboard, dressing/vanity unit, radiator.

BEDROOM TWO: 15'02" x 13'. PVC double glazed window to front, two double fitted wardrobes, three single fitted wardrobes, over bed storage, radiator.

BEDROOM THREE: 13' x 11'10" PVC double glazed window and door to front leading to balcony, built in triple wardrobes, radiator.

FAMILY BATHROOM: 6'05" x 6'05". PVC double glazed obscure window to side, white suite comprising of low level WC, corner shower cubicle with glazed sliding doors, wash hand basin with vanity unit below, wall hung mirror, tiled walls, tiled flooring, radiator.

OUTSIDE: Paved patio with steps leading up to a lawned area with a variety of mature bushes, shrubs and trees.

GARAGE: Up and over garage door (please check the suitability of this garage for your own vehicle).

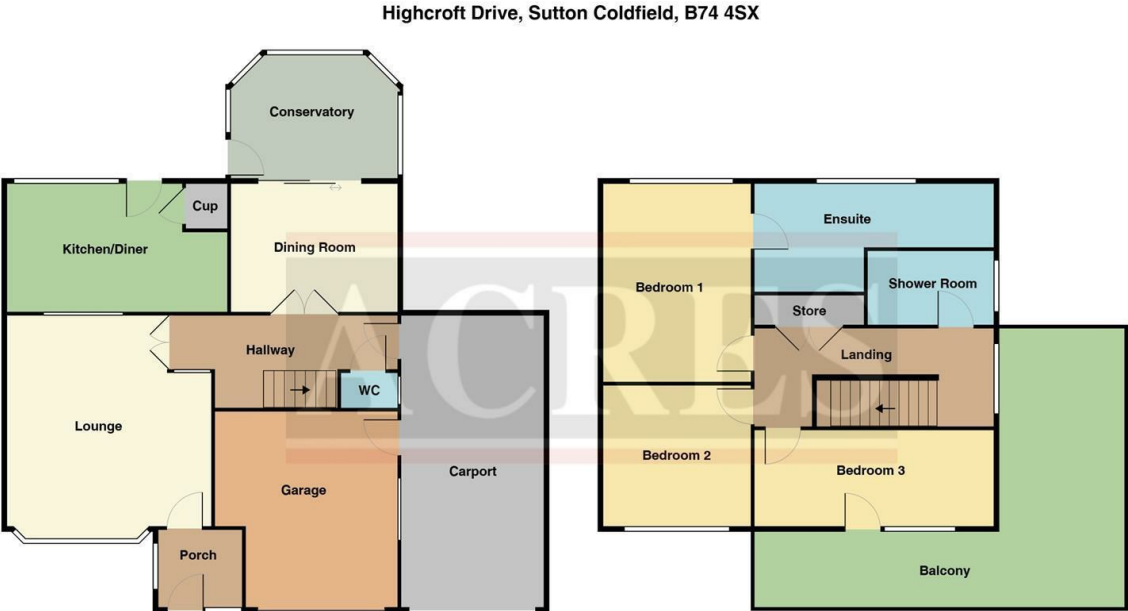


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		
	EU Directive 2002/91/EC	



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.