



12 BLACKROOT ROAD, FOUR OAKS, B74 2QH

OFFERS AROUND - £1,250,000

This imposing, spacious, three storey, Victorian freehold, detached family home, is set upon a generous mature plot, within a prime, prized, central and sought after location.

Ideally located for ease of access to Four Oaks train station and positioned centrally for both Sutton Coldfield town centre and Mere Green shopping centre at which you will find a host of amenities, shops, cafes and restaurants, with the property also being within a few hundred metres of Sutton Park with it's delightful walks and natural beauty.

Offering great scope and potential for modernisation and/or alteration to any prospective purchasers own specification, to fully appreciate the property on offer, it's generous proportions, charm and character, we highly recommend an internal inspection.

Complemented by gas central heating and having partial pvc double glazing (both where specified), the property briefly comprising welcoming reception hall having guests cloakroom and wc off, there is a substantial rear lounge and a dining room to fore, both having wide Inglenook style recesses. The property offers a fitted kitchen, accessed from an inner hallway, off of which you will find a butlers pantry, storage pantry and large utility room. All of which could be combined to provide a much enlarged family/dining kitchen.

A return stairway gives access to the generous first floor landing, off of which there are three bedrooms, a family bath/shower room and separate wc. The second floor offers two further double bedrooms.

The property is set on a deceptively wide plot having mature trees providing privacy, additionally there is a wide garage.

Set back from the roadway behind an in & out driveway, having mature trees to fore, access is gained to the property via a stone mullion door surround opening to:

FULLY ENCLOSED PORCH: Quarry tiled floor, part obscure glazed door to:





RECEPTION HALL: Return stairs to first floor.

GUESTS CLOAKROOM: Obscure leaded light glazed window to front, set into a stone mullion surround, wash hand basin.

GUESTS WC: Pvc double glazed obscure window to rear, low flushing wc.

SPACIOUS LOUNGE: 19' max / 16' min x 16'3" max / 13'6" min Square bay window to rear with central French door to garden, wide Inglenook style recess having obscure leaded light glazed windows.

DINING ROOM: 17'3" max / 13'6" min x 16'3" max / 13'6" min Bay window to fore, wide Inglenook style recess having obscure leaded light glazed windows.

INNER HALLWAY: 6'6" x 4'9" Walk-in pantry/store room off with arched obscure window to side.

FITTED KITCHEN: 11'10" x 11'7" Window to rear, single drainer sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated dishwasher, fridge and freezer.

BUTLERS PANTRY: Windows to fore and side, Belfast sink unit, fitted double base unit.

UTILITY ROOM: 10'3" x 9' max / 8' min Obscure window and door to side, wide Belfast sink unit, space for appliances.

CELLAR: 11'6" x 8' (6'8" max height) Set off the inner hallway

RETURN STAIRS TO LANDING: Obscure pvc double glazed window to side.

BEDROOM ONE: 17'7" max / 14' min x 13'6" max / 12'9" min (excluding wardrobes) Pvc double glazed bay window to fore, there is a range of fitted wardrobes to full width including drawers.



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.





BEDROOM TWO: 16'3" x 13'6" max / 12'9" min Window to rear, fire surround with tiled relief and open recess.

BEDROOM THREE: 12' max / 10'7" min x 11'2" Window to rear, period iron fire surround.

SHOWER ROOM/OPTIONAL BATHROOM: Windows to front and side, white suite comprising shower area, wash hand basin, tiled splash backs and floor, airing cupboard.

SEPARATE WC: Pvc double glazed window to side, low flushing white wc.

RETURN STAIRS TO SECOND FLOOR LANDING: Two windows to side, wide built-in store set into eaves, with two further double base storage cupboards.

BEDROOM FOUR: 16'6" max / 11'6" min x 13'7" max / 7' min Pvc double glazed window to rear, period iron fire surround.

BEDROOM FIVE: 14' x 13'4" Pvc double glazed window to front.

WIDE SIDE GARAGE: 20'6" x 11'9" Two obscure windows to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area to a substantial lawned rear garden having an abundance of mature shrubs, bushes and trees providing privacy. There is a wide additional garden area encompassed within the mature trees. Built-in store room. Separate garden wc.

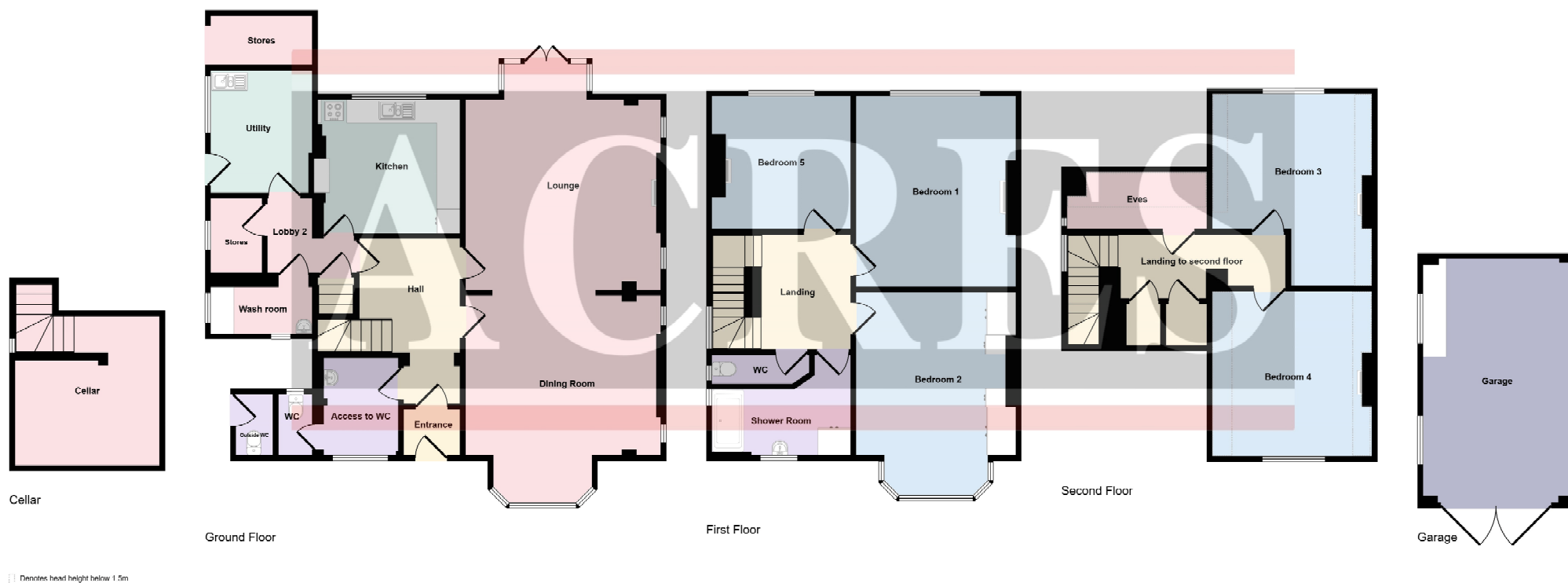


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: G





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 misstatement. 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.