

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Five bedrooms
- En-suite shower room
- Well appointed family bathroom
- Lounge & dining room
- Conservatory
- Breakfast kitchen
- Utility & separate guests wc
- Garage
- Sought after location
- Close to open fields & public transport



SHELLEY DRIVE, FOUR OAKS, B74 4YD - OFFERS AROUND £550,000

Set in a highly desirable location on Shelley Drive, this impressive, detached family home offers generous accommodation throughout and is close to the delightful Hill Hook Nature Reserve and open countryside within a short distance. Perfectly positioned for commuter links by way of bus services, the Midlands motorway network and access to the Cross City rail line at Blake Street. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises five well proportioned bedrooms and an en-suite shower room, together with a well appointed family bathroom. The ground floor has ample entertaining space having a lounge and separate dining room, bright and airy conservatory, breakfast kitchen benefiting from a utility room and separate guests wc, enhancing everyday convenience. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway and fore garden, access to the property is gained via:

PORCH: Pvc double glazed sliding doors to front, tile effect flooring, multi-locking obscure pvc double glazed front door opens to:

RECEPTION HALL: Obscure pvc double glazed window to front, wood effect flooring, stairs off, radiator, glazed doors into:

LOUNGE: 18'8" max / 15'8" min x 11'4" Pvc double glazed box window to front, coal effect feature fireplace with marble hearth, two radiators.

DINING ROOM: 17'5" x 9'7" max / 8'6" min Pvc double glazed doors to conservatory, glazed door to kitchen, radiator.

CONSERVATORY: 9'9" x 9'2" Pvc double glazed windows to each elevation and pvc double glazed French doors to side, tiled flooring.

BREAKFAST KITCHEN: 16'6" x 7'9" Pvc double glazed window to rear, stainless steel sink/drainage unit set into rolled edge work surfaces with tiled splash backs, there is a range of fitted units to both base and wall level including drawers, five ring gas hob, integrated oven and grill, large useful storage/pantry cupboard, space for fridge/freezer, tiled flooring, space for breakfast bar/table, radiator, glazed door to:

UTILITY: 20' max / 14'2" min x 7'9" max / 3'6" min Pvc double glazed window and door to rear, door to garage, stainless steel sink/drainage unit set into rolled edge work surfaces, plumbing and space for washing machine and dryer, fitted base units, wood effect flooring, part tiled walls, radiator.

GUESTS WC: Obscure pvc double glazed window to side, low flushing wc, wall hung sink unit, part tiled walls, low level wc, wood effect flooring, radiator.

STAIRS TO LANDING: Two useful storage cupboards, doors to:

BEDROOM ONE: 14'9" max / 11'8" min x 11'5" Pvc double glazed box window to front, two double built-in wardrobes, radiator.

BEDROOM TWO: 16'3" max / 10'9" min x 7'4" max / 3' min Pvc double glazed window to front, two built-in single wardrobes, radiator, access to:

EN-SUITE SHOWER ROOM: Enclosed shower cubicle with glazed sliding doors, wall hung sink unit, tiled walls and floor.

BEDROOM THREE: 11'11" x 11'4" Pvc double glazed window to rear, built-in cupboard and wardrobe, radiator.

BEDROOM FOUR: 7'5" x 6'7" Pvc double glazed window to rear, double built-in wardrobe, radiator.

BEDROOM FIVE: 8'6" x 6'4" Pvc double glazed window to front, radiator.

BATHROOM: 8'5" x 5'9" Obscure pvc double glazed window to rear, white suite comprising freestanding bath with overhead shower spray, wash hand basin, low level wc, display/storage shelving, part tiled walls, wood effect flooring, chrome ladder style radiator.

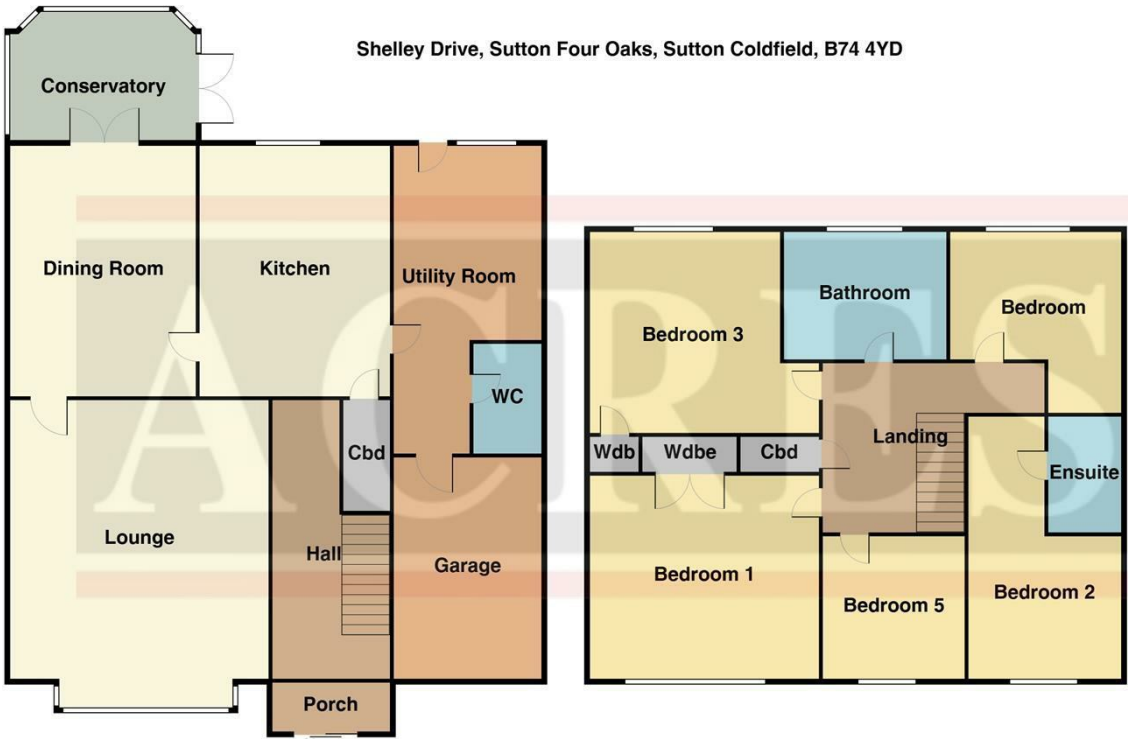
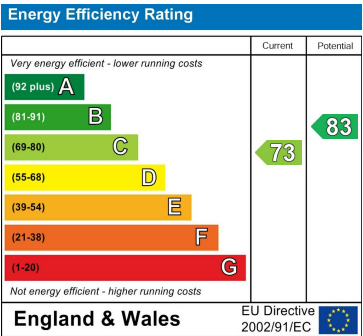
OUTSIDE: Paved patio area with lawn, additional raised patio area having space for shed/greenhouse, borders having a variety of mature shrubs and bushes.



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.

