

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Extended semi-detached family home
- Four double bedrooms, master with en-suite shower room
- Stylish family bathroom with separate shower
- Impressive open-plan kitchen, dining and living space
- Separate lounge plus additional dining room/office and playroom
- Utility & guests wc
- Large private rear garden
- Excellent transport links via Four Oaks railway station, A38 and M6 Toll
- Sought after location close to local amenities and Sutton Park
- Situated in catchment for highly regarded schools



**DOWER ROAD, FOUR OAKS, B75 6UA - OFFERS AROUND £575,000**

Set in the sought-after location in Four Oaks, this superbly extended semi-detached property offers spacious and versatile family living. Being close to well regarded schooling and Mere Green which has a variety of supermarkets, cafes and further amenities, there is the additional benefit of having access to the Cross City rail line and local bus services. Finished to a high standard throughout and complemented by gas central heating and pvc double glazing (both where specified), the home boasts four double bedrooms, including a principal suite with ensuite shower room and generous ground floor accommodation centred around a contemporary open plan kitchen, dining and living area. A separate lounge, dining room or office, and playroom provide excellent flexibility, while a large private rear garden creates the ideal setting for family life and entertaining. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden having potential for EV (electric vehicle) charging point, access to the property is gained via:

**PORCH:** Pvc double glazed double doors with tiled flooring, space for storage unit/cupboard, opening to:

**RECEPTION HALL:** Obscure pvc double glazed door with oak flooring, under stairs storage space, stairs off, radiator, doors to:

**LOUNGE:** 16'4" x 12'1" Pvc double glazed window to front, log burning stove set into alcove with slate hearth, two double storage units to sides, shelving to wall, radiator.

**PLAY ROOM/HOME OFFICE:** 20'5" x 10'2" Versatile reception room having pvc double glazed French doors to rear, Velux skylight, oak flooring, two radiators.

**OPEN PLAN KITCHEN/DINER:** 22'4" max / 20'8" min x 18'4" Aluminium double glazed bi-fold doors to rear, two pvc double glazed windows to side, one and a half bowl sink/drainers unit set into granite work surfaces, granite splash backs, there is a range of matching fitted to both base and wall level including drawers, integrated appliances including Neff oven and grill, Neff five ring hob, Bosch extractor above, AEG microwave, integrated dishwasher, central breakfast bar/island unit with pull out plug sockets, space for four stools and additional work surfaces, wine chiller, four storage shelves, space for six seater dining room table, tiled flooring with under floor heating.

**UTILITY:** 7'3" x 6'4" Pvc double glazed door to side, single drainer sink unit set into granite work surfaces, plumbing and space for washing machine, tiled flooring, radiator.

**GUESTS WC:** Low flushing wc, wash hand basin with vanity unit below, part white brick style tiled walls, display shelving, tiled floor.

**STAIRS TO LANDING:** Doors off, loft access.

**BEDROOM ONE:** 14'7" x 13'3" Pvc double glazed window to rear, four double built-in wardrobes, built-in dressing table, radiator, accessed via a dressing area being: 7'8" x 4'4" having hanging rails and shelving.

**EN-SUITE SHOWER ROOM:** 9'2" x 8'6" Obscure pvc double glazed window to rear, white suite comprising walk-in shower with glazed shower screen, twin shower sprays, feature tiled splash backs, his & hers wash hand basins with vanity units below, low flushing wc, tiled walls and flooring, chrome ladder style radiator.

**BEDROOM TWO:** 15'5" x 10'9" max / 9'4" min Pvc double glazed window to front, built-in storage cupboard, radiator.

**BEDROOM THREE:** 11'4" x 10'11" Pvc double glazed window to rear, space for wardrobe and bedside table, radiator.

**BEDROOM FOUR:** 10'1" x 9'6" Pvc double glazed window to front, built-in wardrobe/storage cupboard, radiator.

**FAMILY BATHROOM:** 9'2" x 8'2" max / 5' min Obscure pvc double glazed window to side, white suite comprising bath, enclosed corner shower cubicle with glazed sliding doors, wash hand basin with mirrored cabinet above, low flushing wc, useful storage/linen cupboard, white brick style tiled splash backs, tiled flooring, chrome ladder style radiator.

**GARAGE STYLED STORE ROOM:** 8'6" x 6'1" Electric up and over garage door to front.

**REAR GARDEN:** Paved patio area with borders to both sides, large lawn, seating area with steps down to a further patio area having storage and space for summerhouse & shed, occupying a corner position give the property a generous garden and an element of privacy.





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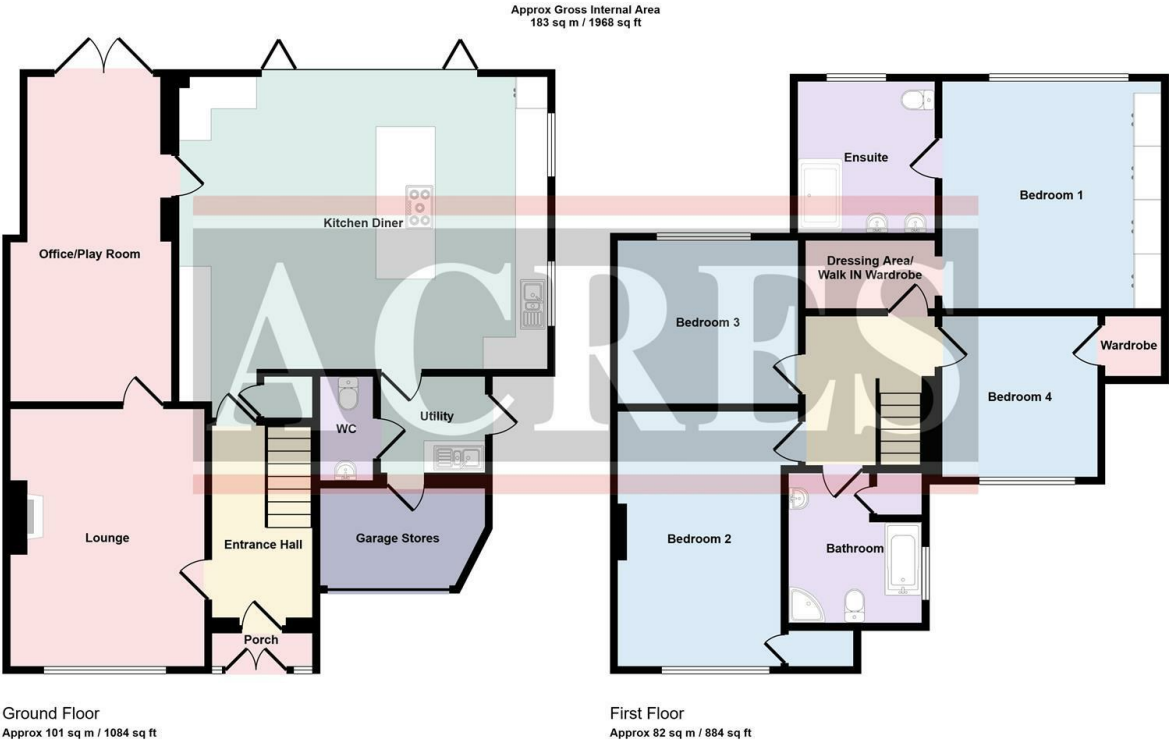
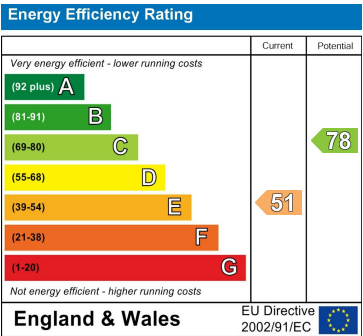




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088



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.

