

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three/four bedrooms
- Bedroom four to the ground floor
- Two separate reception rooms providing versatile living/dining options
- Enlarged layout offering additional space for modern family life
- Fitted kitchen
- Family bathroom including a shower
- Attractive & private rear garden
- Multi-vehicle driveway with ample off road parking
- Within catchment for highly regarded local schools



GIBBONS ROAD, FOUR OAKS, B75 5EP - OFFERS AROUND £375,000

Spacious, beautifully presented and thoughtfully extended, this four-bedroom home offers versatile living in a highly sought-after location. Designed with family life in mind, the property provides three bedrooms on the first floor and a further ground floor bedroom or further reception, perfect for guests, home working, or adaptable family space. The ground floor features two generously sized reception rooms, useful under stairs storage, and a well-fitted kitchen. The kitchen is equipped with a comprehensive range of fitted base and wall units including drawers, complementary tiled splashbacks, tiled flooring and a radiator, together with space for a cooker, fridge and freezer, and plumbing for both a washing machine and dishwasher.

Upstairs, the first floor provides three well-proportioned bedrooms of good size along with the family bathroom, which includes a bath with shower over, wash basin with vanity unit, and low-flush WC. In addition, there is a fully boarded loft, ideal for storage, accessed via an oversized hatch with folding loft stairs for easy access. Benefiting from gas central heating and UPVC double glazing throughout, this home is set within easy reach of Mere Green, Four Oaks station, excellent schools, and major transport links.

Outside, the south-facing rear garden enjoys sun throughout the day and offers a paved patio and lawn with mature shrubs and trees to the rear, creating a natural sense of seclusion and an ideal setting for relaxing or entertaining. To the front, a generous block-paved driveway provides ample multi-vehicle parking. A particular advantage is that the house is only attached to its neighbour at first-floor level, with a separating alleyway at ground-floor level, giving an enhanced sense of space and privacy compared with a typical linked property. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

PORCH: Pvc double glazed windows, pvc double glazed door opens to:

RECEPTION HALL: 6'1" X 10'2" Two pvc double glazed windows to side, stairs off, under stairs storage, tiled flooring, radiator.

BEDROOM 4 / RECEPTION 3: 10'11" x 10'2" Pvc double glazed bay window to front, wood effect flooring, radiator.

RECEPTION 1: 17'6" max x 13'8" max, Pvc double glazed window to side, wood flooring throughout, two radiators, glazed door to:

RECEPTION 2: 11'7" x 9'9" Pvc double glazed patio doors, wood effect flooring, radiator.

FITTED KITCHEN: 11'10" x 10'6" Pvc double glazed window to rear, single bowl sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, complementary tiled splash backs, space for cooker, plumbing for washing machine and dishwasher, space for fridge & freezer, tiled flooring, radiator.

STAIRS TO LANDING: Pvc double glazed window to side.

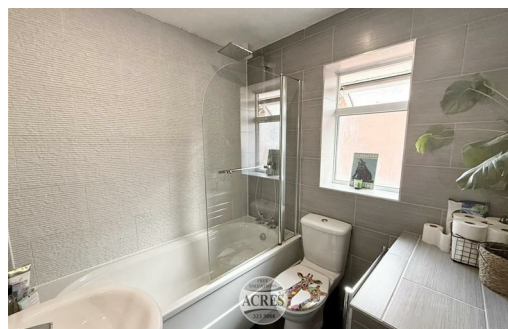
BEDROOM ONE: 13'9" x 11'0" max, Pvc double glazed window to rear, two double and one single built-in wardrobes, shelving, wood effect flooring, radiator.

BEDROOM TWO: 11'0" x 10'5" Pvc double glazed window to rear, three single built-in wardrobes, wood effect flooring, radiator.

BEDROOM THREE: 9'5" x 7'8" Pvc double glazed windows to rear and side, radiator.

FAMILY BATHROOM: 7'2" x 6' Pvc double glazed obscure window to side, matching white suite comprising bath with shower over and glazed screen, feature tiled walls, wash hand basin with vanity unit below, low flushing wc, radiator.

OUTSIDE: Paved patio area leading to lawn, borders with mature shrubs and bushes, space for shed/summerhouse.

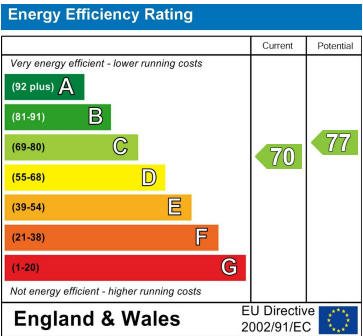


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 323 3088

11 Gibbons Road, Sutton Coldfield, B75 5EP



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.

