

ACRES

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



- Characterful & delightful detached cottage
- Overlooking open fields in a desirable position
- Renovated to showcase a stunning open-plan kitchen/diner, living space & utility
- Additional reception rooms including lounge, dining area, & sitting room
- Four generous double bedrooms, including an en-suite shower room
- Well appointed family bathroom plus separate shower room
- Garage with large storage area and potential for loft conversion (STPP)
- Private rear garden offering a peaceful retreat
- Convenient location close to transport links and within a short drive of Mere Green
- Offered with no upward chain



WEEFORD ROAD, FOUR OAKS, B75 5RF - PRICE GUIDE £695,000

This characterful and delightful detached cottage enjoys an enviable position overlooking open fields and has been thoughtfully renovated to a high standard. The home boasts a stunning open-plan kitchen/diner and living space with a utility, perfectly designed for modern family life, alongside a lounge, reception/dining area and a cosy sitting room. Offering four generous double bedrooms, including an en-suite shower room, a well-appointed family bathroom and an additional shower room, the property is both spacious and versatile. The garage benefits from extensive storage with potential for a loft or conversion (subject to planning permission and consent), while the private rear garden provides a peaceful retreat. Conveniently located close to transport links and just a short drive from Mere Green, this charming home is offered with no upward chain, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway overlooking open fields to fore, there is a side, multi-vehicle paved driveway, there is a patterned pathway with side lawn, having well tended shrubs and bushes, access to the property is gained via a solid wood front door having side courtesy lighting, into:

PORCH: Two glazed windows to sides, opening into:

LOUNGE: 26'5" max / 23'8" min x 11'1" Two double glazed windows to front, double glazed bay window to rear, large Inglenook fireplace with central log burning stove fire, exposed timber beams, side alcove and shelving, large tiled hearth, radiator.

SIDE RECEPTION/DINING AREA: 14'1" x 10'2" Glazed window to side, under stairs storage area, stairs off, wood flooring, doors to:

OPEN PLAN BREAKFAST KITCHEN: 22'2" x 12'2" Superbly presented kitchen/dining area offers double glazed windows to rear and side, French doors to rear, double Belfast sink set into granite work surfaces, there is a range of matching units fitted to both base and wall level including drawers, central island unit with additional storage and space for four stools, integrated fridge/freezer and microwave, Range style cooker, space for table and chairs, plumbing for dishwasher, tiled flooring, door to:

UTILITY: Double glazed windows to side and rear, solid wooden door to side, Belfast sink unit set into granite work surfaces, plumbing and space for washing machine, shelving to wall, base units, tiled flooring.

SITTING ROOM: 11'5" x 10'7" Double glazed windows to front and side, radiator, door to:

WC: Obscure double glazed window to side, low flushing wc, wall hung sink unit, tiled splash backs, tiled flooring.

STAIRS TO FIRST LANDING: Two glazed windows to front and side, doors to:

BEDROOM TWO: 12'8" x 10'1" Double glazed windows to rear and side, one double and one single built-in wardrobes, radiator.

BATHROOM: 10'7" x 6'8" Double glazed window to side, bath, wash hand basin, low level wc, wood effect flooring, radiator

STAIRS TO SECOND LANDING: Double glazed window to side, doors to:

BEDROOM THREE: 12'3" x 11'2" Double glazed window to front, large built-in storage cupboard, decorative fireplace, radiator.

BEDROOM FOUR: 11'1" x 9'8" max / 8'7" min Double glazed window to front, radiator.

SHOWER ROOM: Enclosed walk-in shower cubicle with glazed folding shower screen, feature tiled splash backs, wash hand basin with vanity unit below, chrome ladder style radiator, part tiled walls, tiled flooring.

WC: Low level wc, wash hand basin.

BEDROOM ONE: 12'2" x 10'4" Inner hallway and large wardrobe opening to bedroom with double glazed window to rear, four double built-in wardrobe, radiator, archway to:

EN-SUITE SHOWER ROOM: Enclosed corner shower cubicle with glazed shower screen, wash hand basin having vanity unit below with additional storage, part tiled walls, tiled flooring, low level wc, chrome ladder style radiator.

GARAGE: 17' x 13'1" Electric up and over garage door (Please check the suitability of this garage for your own vehicle) Having rear wc, additional storage room with stairs off which has the potential to be utilised as a den or home office (Subject to planning permissions/regulations)

OUTSIDE: Having shrubs and bushes to sides there is a good degree of privacy, paved patio area and lawn.

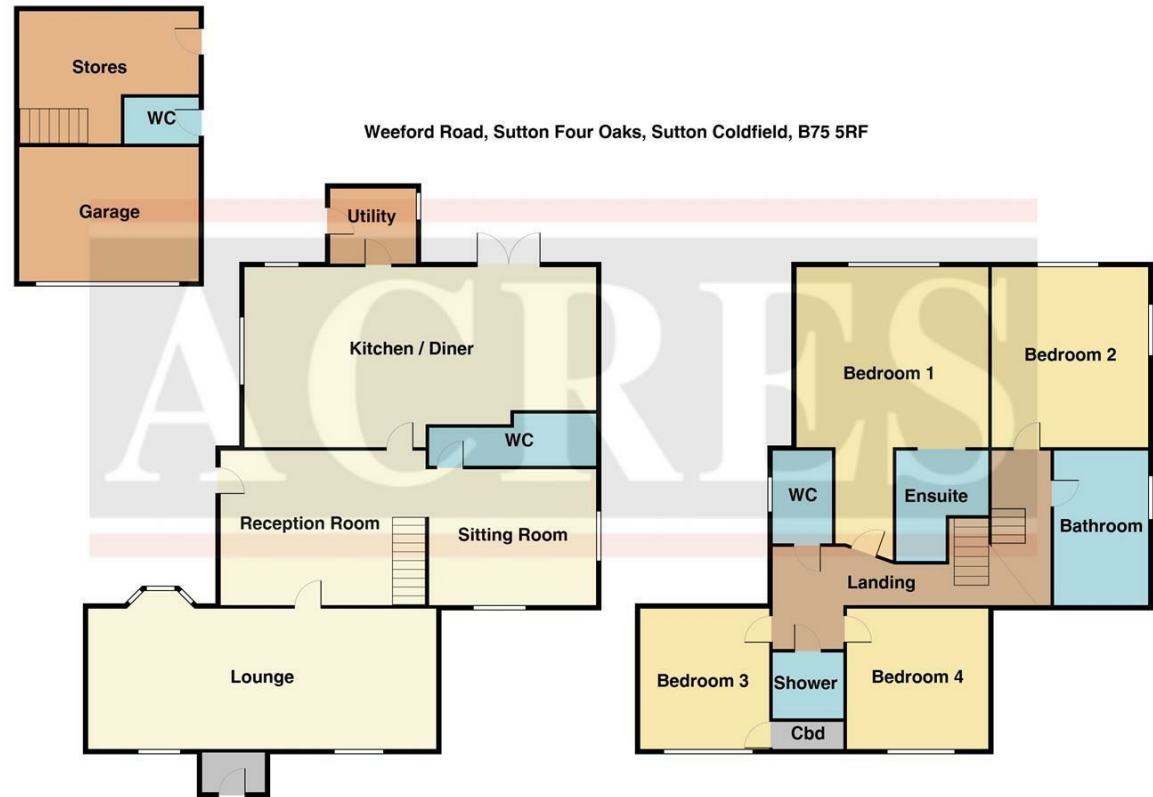


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : G **COUNCIL :** Birmingham

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		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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.