

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Gated detached, character property
- Five bedrooms, bedroom five being ground floor
- Four bathrooms/shower rooms
- Four double bedrooms on the first floor
- Four reception rooms providing versatile living space
- Breakfast kitchen with scope to modernise
- In need of renovation and offering scope for extension (STPP)
- Close to Blake Street train station & excellent transport links
- Rare opportunity to create a substantial family home in a prime Four Oaks location



STATION APPROACH, FOUR OAKS, B74 4EB - OFFERS AROUND £1,000,000

Set behind impressive cast iron gates, Ivy Cottage is a characterful residence offering both privacy and enormous potential. The property provides versatile family accommodation with four double bedrooms and three shower rooms on the first floor, complemented by a further ground floor bedroom and additional shower room. The generous ground floor features four reception rooms and a breakfast kitchen, giving plenty of scope to create a modern, open-plan layout if desired. In need of renovation, the property presents an exciting opportunity to update and extend (subject to planning permission and consent) being ideally located just a short walk from Blake Street train station, with excellent transport links and access to well regarded local schools, this home blends character, space, and future potential.

Set back from the roadway behind a multi-vehicle, block paved driveway having space for approximately 8 cars, there is a fore garden with a variety of shrubs, bushes and trees behind cast iron gates, access to the property is gained via:

PORCH: Solid wooden door, glazed windows to side, tiled flooring, opening to:

RECEPTION HALL: 14'9" x 12'11" Glazed windows to front, useful storage cupboard, panelling to walls, solid oak staircase off, radiators, doors to:

DINING ROOM: 14'4" x 11'11" Glazed window to front, radiator, opening to:

LOUNGE: 19'7" x 10'8" Glazed windows to front and side, French doors to front, coal effect feature fireplace, rustic brick surround and slate mantle, two radiators, doors to:

UTILITY: 7'3" x 6'4" Glazed window to front, plumbing and space for washing machine and dryer, additional rear storage into:

STORAGE ROOM: 8'2" x 7'5" Solid door to side.

WC: Obscure glazed window to side, low level wc, wash hand basin, tiled walls, radiator.

FITTED KITCHEN: 12'4" x 12'1" Glazed windows to side and rear, one and a half 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, tiled splash backs, integrated oven & microwave, hob with extractor canopy over, integrated fridge, space for breakfast table and chairs, radiator.

DAY ROOM: 12'1" x 14'7" Glazed windows and French to front, Inglenook fireplace with rustic brick surround, decorative mantle, opening to:

STUDY: 13' x 11'11" Glazed window and French doors to rear, rustic brick effect wall.

CONSERVATORY: 13'7" x 13'3" max / 9'9" min French doors to side and rear, two radiators, opening to:

BEDROOM FIVE: 11'11" x 9'1" Glazed window to rear, doorway into:

EN-SUITE SHOWER ROOM: 9'1" x 5'4" Glazed window to front, enclosed corner shower cubicle, wash hand basin, tiled splash backs, low level wc, radiator.

STAIRS TO LANDING: Glazed window to front, radiator, large useful storage cupboard, doors off to:

BEDROOM ONE: 14'5" x 11'11" Glazed window to front, radiator, useful storage cupboard, walkway into:

DRESSING ROOM: 12'2" x 7'1" Glazed window to rear, four double built-in wardrobes, radiator.

EN-SUITE SHOWER ROOM: 8'11" x 4'11" Glazed window to rear, enclosed corner shower cubicle with glazed folding shower screen, tiled splash backs, wash hand basin, low level wc, radiator.

BEDROOM TWO: 12'2" x 12'1" Glazed windows to side and rear, radiator.

EN-SUITE SHOWER ROOM: 6'9" x 5'9" Obscure glazed window to side, white suite comprising corner enclosed shower cubicle, low level wc, wash hand basin, mirrored storage cupboard, radiator.

BEDROOM THREE: 12'6" x 12'4" Glazed window to rear, two double built-in wardrobes, radiator.

BEDROOM FOUR: 10'3" x 10'2" Glazed window to front, radiator.

BATHROOM: 9'3" x 8'5" Glazed window to front, corner enclosed shower cubicle with glazed screen, bath with shower over, wash hand basin, low level wc, tiled walls, radiator.

GARAGE: 20'5" x 17'9" Electric up and over garage door (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Private rear gardens to front and rear, surrounded by a variety of mature shrubs, bushes and trees, offering a patio area ideal for entertaining and dining, scope for further extension/development (Subject to necessary planning/regulations)

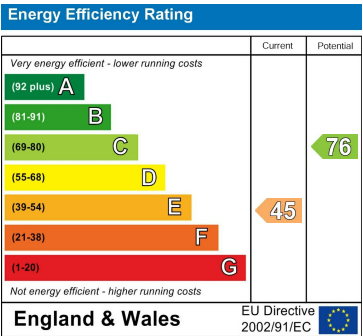


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : G

VIEWING: Highly recommended via Acres on 0121 323 3088



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.