



25 ANDERTON CLOSE, FOUR OAKS, B74 2RJ

OFFERS AROUND - £1,250,000

A substantial detached property that offers the perfect blend of space, comfort, and style. Having well regarded schooling for all ages close by, this substantial extended six bedroom detached home offers versatile accommodation ideally suited to family living. The property provides six bedrooms, including two en-suites and a well appointed family bathroom, ensuring comfort for all.

Located in this prestigious and highly sought after area, Four Oaks enjoys excellent public transport links including access to the Cross City rail line and additionally has an array of shops and restaurants at Mere Green and Sutton Coldfield town centres. Located just short stroll from Sutton Park, accessed from Hartopp Road, there are delightful walks and scenery to be enjoyed.

One of the highlights of this property is the spacious master bedroom with en-suite bathroom off, additionally, bedroom two also features an en-suite shower room, perfect for guests or family members. The ground floor boasts generous living areas, including a welcoming family lounge, separate dining room, a bright conservatory, and a flexible snug/home office. A breakfast kitchen enhances everyday practicality, while a double garage adds ample storage/secure parking. Additionally there is a useful utility room and a guest wc for convenience.

Externally, the home enjoys a private and picturesque garden, offering both tranquillity and outdoor appeal, with a tree lined rear aspect onto Sutton Park, together with generous off road parking to fore. If you are looking for a spacious and well-appointed home in Four Oaks, this detached home on Anderton Close is a must-see. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate this Freehold property, its true proportions and features, we highly recommend an internal inspection.

Set back from the roadway on a delightful, corner position within the cul-de-sac, the property boasts a multi-vehicle driveway with fore garden and space for 6-7 cars with side electric vehicle charging (EV) point, having borders with a variety of shrubs and bushes, access to the property is gained via:

CANOPY PORCH: Multi-locking front door with obscure pvc double glazed windows to sides, opening to:

RECEPTION HALL: Stairs off, radiator, doors to:



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GUEST WC: Obscure pvc double glazed window to side, low level wc, wash hand basin with vanity unit below, tiled splash backs, wooden venetian blind, wood effect tiled flooring, radiator.

HOME OFFICE/SNUG: 9'9" x 7'6" Pvc double glazed window to front, radiator.

LOUNGE: 19'8" x 13'8" Two steps from hallway lead down into the lounge which offers a pvc double glazed window to front, gas coal effect feature fireplace and sandstone hearth with surround, two radiators, double doors to:

DINING ROOM: 13'9" x 12'7" Pvc double glazed French doors to conservatory, space for large dining table and chairs, radiator.

CONSERVATORY: 13'4" x 11'8" Pvc double glazed windows to each elevation and double glazed French doors to side, wood effect flooring, made to measure blinds for windows and ceiling, electric convactor heater.

BREAKFAST KITCHEN: 14'1" x 11'8" Pvc double glazed window to rear with granite ledge, one and a half bowl stainless steel sink unit set into granite work surfaces, shaped granite breakfast bar with space for six stools, part tiled walls, there is a range of matching units fitted to both base and wall level including a variety of drawers and bespoke shelving, integrated double oven with grill, electric ceramic hob having extractor canopy over, integrated fridge with freezer compartment, tiled flooring, useful pantry/storage cupboard, warm air vented heating system, fitted blinds.

UTILITY: 9'3" x 5'9" Obscure pvc double glazed door to rear, plumbing for washing machine and dishwasher, space for tumble dryer, stainless steel sink/drain unit set into box edged work surfaces, wall cupboards and base unit, tiled splash backs and half height tiled walls, tiled flooring.

STAIRS TO LANDING: Pvc double glazed window to front, two loft access points, radiator, airing cupboard with extra large non-vented hot water cylinder.

BEDROOM ONE: 13'8" x 13'5" Pvc double glazed window to front, three double wardrobes and one single, matching bedside tables and drawers, radiator.

EN-SUITE BATHROOM: 7'2" x 5'9" Obscure pvc double glazed window to side with fitted blinds, bath with shower over and glazed splash screen, wash hand basin with vanity unit below, storage above, display/storage shelving, low level wc, tiled walls and flooring, two chrome ladder style radiators.



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.





BEDROOM TWO: 13'9" x 11'9" Pvc double glazed window to rear, built-in wardrobes, bedside units and drawer units, radiator.

EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to side, fitted venetian blind, enclosed corner shower cubicle tiled walls and glazed shower screen, tiled flooring, wash hand basin, low level wc, chrome ladder style radiator.

BEDROOM THREE: 12'6" x 9'9" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 12'9" x 9'9" Pvc double glazed window to rear, two double built-in wardrobes, radiator.

BEDROOM FIVE: 15'9" x 11'8" max / 9'7" min Pvc double glazed window to rear, fitted venetian blind, radiator.

BEDROOM SIX / OFFICE: 12'8" x 8'6" Pvc double glazed window to front, built-in large storage cupboard, radiator.

FAMILY BATHROOM: 9'1" x 8'5" Obscure pvc double glazed window to front, fitted venetian blind, recently re-fitted white suite comprising corner walk-in shower cubicle with glazed screen, feature marble effect tiled splash back, freestanding bath, marble tiled effect surround and display shelving, wash hand basin with vanity unit below, wood effect flooring, low level wc, two chrome ladder style radiators.

DOUBLE GARAGE: 19'1" x 15'9" Electric up and over garage door to front, obscure pvc double glazed window to side, pvc double glazed window and door to rear, shelving, space for additional fridge/freezer (Please check the suitability of this garage for your own vehicle)

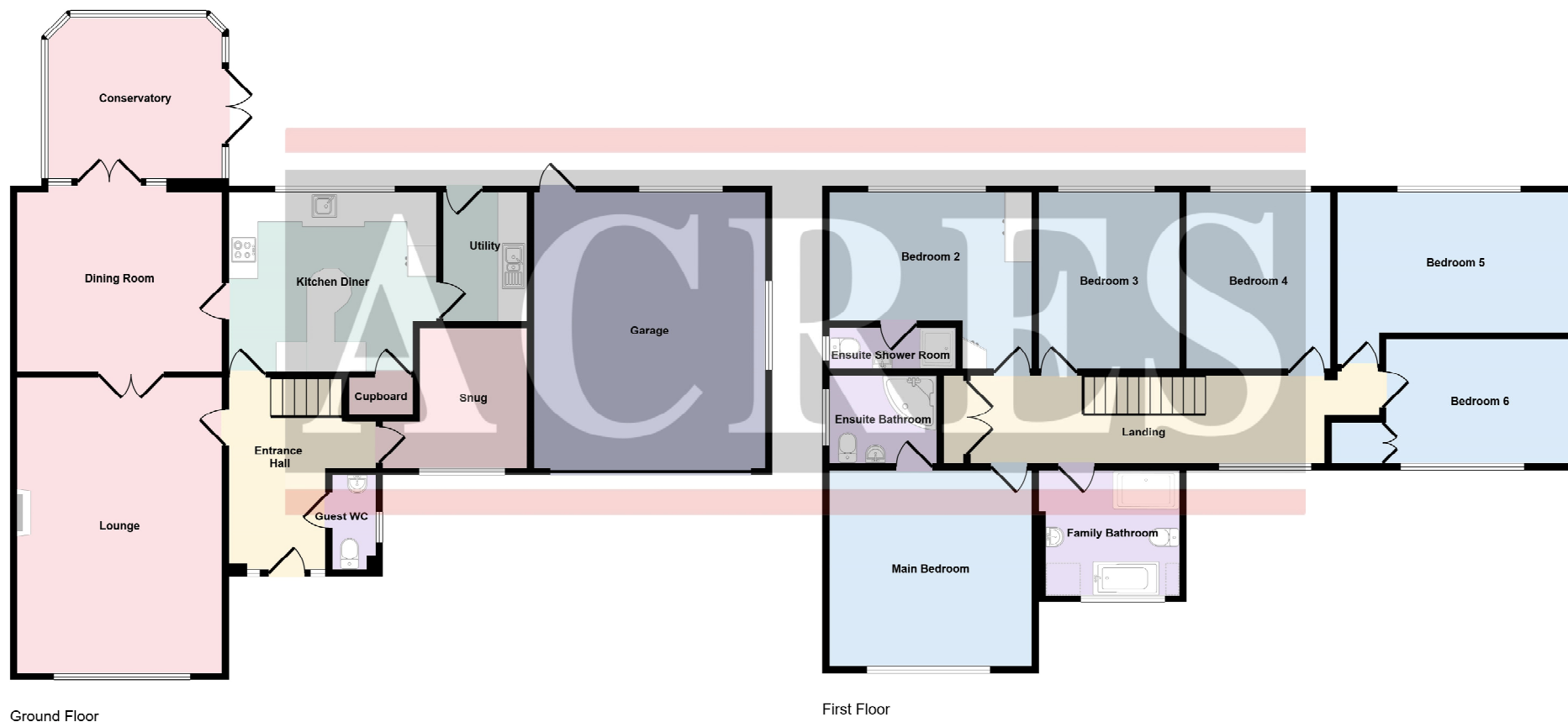
OUTSIDE: Wrap around patio area for entertaining and seating, pebble display with granite tower water feature, lawned area having borders to sides having a variety of mature shrubs and bushes, , summer house, three timber sheds, having a high degree of privacy and a tree lined rear aspect.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.