

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached family home with private south facing rear garden
- Sought-after position on Shepherds Pool Road having spectacular views overlooking greenery and trees
- Spacious open-plan lounge/diner
- Attractive breakfast kitchen
- Family bathroom plus separate WC
- Integral garage with additional utility/office/workshop space
- Private south facing rear garden
- Within catchment for highly regarded schools
- Close to Mere Green with all its amenities, including excellent bus and train links
- No upward chain



SHEPHERDS POOL ROAD, FOUR OAKS, B75 6NB - ASKING PRICE £550,000

Set on the ever-popular Shepherds Pool Road with spectacular views, this impressive, bright, south facing three-bedroom detached property has been a much loved family home in excess of 55 years. Offering generous living space, versatile rooms and a beautifully maintained private rear garden. With a bright open-plan lounge/diner, a well-appointed breakfast kitchen, three double bedrooms, family bathroom with separate WC, and the added benefit of an integral garage plus a utility/office/workshop area, this property is ideal for families and commuters alike. No upward chain and within easy reach of Mere Green which offers amenities including bars, shops, restaurants and respected local school catchment areas, as well as excellent bus and train links, providing convenient access to neighbouring towns and the wider region. A freehold property set in council tax band E. EPC rating TBC.

Set back from the roadway behind a multi-vehicle, block paved driveway and fore garden having central pathway, overlooking an attractive green to fore, access to the property is gained via pvc double glazed sliding doors into:

PORCH: Pvc double glazed windows to front, tile effect flooring, obscure glazed front door opens to:

RECEPTION HALL: Wood effect flooring, doors to:

GUESTS WC: Obscure pvc double glazed window to front, low level wc, wash hand basin, part tiled walls, radiator.

LOUNGE: 15'1" x 14'8" Pvc double glazed bay window to front, coal effect feature fireplace with marble hearth and surround, radiator, archway leads to:

DINING AREA: 14'2" x 8'2" Pvc double glazed sliding doors to rear, space for six seater dining room table, two radiators.

FITTED KITCHEN: 13'2" x 9'6" Pvc double glazed window to rear, obscure pvc double glazed door to side, single drainer sink unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, contemporary tiled splash backs, integrated Bosch oven, four ring gas hob with extractor canopy over, integrated dishwasher and fridge.

STAIRS TO LANDING: Pvc double glazed window to front, radiator, doors to:

BEDROOM ONE: 12'2" x 10'9" Pvc double glazed window to rear, full width built-in wardrobes with sliding doors.

BEDROOM TWO: 10'6" x 8'9" Pvc double glazed window to rear, two double built-in wardrobes, radiator.

BEDROOM THREE: 10' x 9' Pvc double glazed window to front, two double built-in wardrobes with overhead storage.

SEPARATE WC: Obscure glazed window to side, low level wc, part tiled walls

BATHROOM: 8'6" x 5'1" Obscure pvc double glazed windows to front and side, suite comprises bath, shower cubicle with sliding glazed doors, wash hand basin, useful storage cupboard, part tiled walls, tiled flooring.

LEAN TO: 19'6" x 4'6" Double glazed window to front, obscure glazed door to rear, could be utilised as a separate utility.

GARAGE STYLE STORE ROOM/POTENTIAL HOME OFFICE: 15'9" x 9' Up and over garage door to front, glazed door to side.

OUTSIDE: Paved patio area with steps leading to lawn surrounded by borders with mature shrubs, bushes and trees.

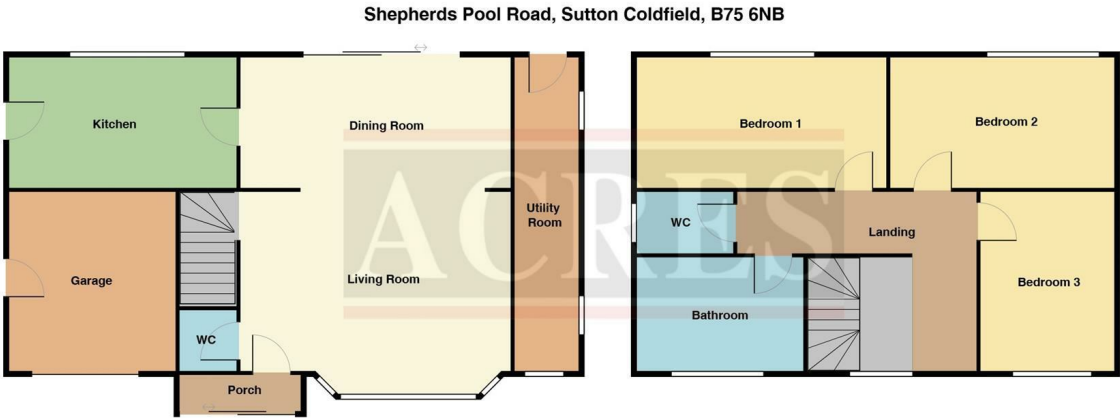


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

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



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.