

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four double bedrooms, two with en-suite bathrooms
- Additional well appointed shower room
- Spacious lounge & separate dining room
- Breakfast kitchen plus separate utility room
- Double tandem garage
- Impressive in & out driveway
- Large, private rear garden
- Prominent corner plot within a private cul-de-sac
- Offered with no upward chain
- Highly sought after Four Oaks location



WATERS DRIVE, FOUR OAKS, B74 4TQ - OFFERS AROUND £850,000

Occupying a prominent corner position within an exclusive cul-de-sac, this impressive detached dormer bungalow on Waters Drive offers superb living space with the added benefit of no upward chain. The property has already been thoughtfully extended, yet still presents excellent scope for further extension or renovation, making it an ideal purchase for families or buyers looking to create their dream home in a highly sought after part of Four Oaks. A standout feature of the frontage is the expansive in & out driveway, while the rear of the property enjoys a large and private garden. Inside, the generous layout offers four well proportioned double bedrooms, with two benefiting from en-suite facilities, complemented by a further well appointed shower room. The living areas include a spacious lounge, a separate formal dining room, a breakfast kitchen and a separate utility room. Completing the accommodation is a double tandem garage, providing superb storage or workshop options. The property is ideally placed for access to excellent local schools, convenient transport links, and the wider amenities of Sutton Coldfield.

Set back from the roadway behind an in & out driveway having central fore garden, access is gained via a multi-locking pvc double glazed door into:

PORCH: Pvc double glazed windows, tiled floor, obscure glazed front door opens to:

RECEPTION HALL: Obscure glazed windows to front, one double and one single storage cupboard, stairs off, radiator, doors to:

LOUNGE: 21' x 12' Pvc double glazed sliding doors to rear, two pvc double glazed windows to rear, feature fireplace with tiled hearth and rustic brick surround, two radiators.

DINING ROOM/SNUG: 13'9" x 11'9" Pvc double glazed sliding doors to rear, radiator.

FITTED KITCHEN: 14'4" x 12'4" Pvc double glazed window to front, picture window into utility, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, tiled splash backs, four ring gas hob, eye level integrated oven and grill, two fridges, two freezers, space and plumbing for dishwasher, tiled flooring, space for dining table and chairs, radiator, glazed door to:

UTILITY: 12' x 9'3" Pvc double glazed window and door to rear, stainless steel sink drainer unit set into rolled edge work surfaces, there are base and wall level, plumbing for washing machine, space for tumble dryer, tiled floor, radiator.

SIDE LOBBY: Door to front, glazed door to garage.

BEDROOM TWO: 16'7" x 13'8" Pvc double glazed bay window to front, three double and two single built-in wardrobes, matching bedside units, radiator.

EN-SUITE BATHROOM: 8'3" x 6'9" Obscure pvc double glazed window to side, suite comprising bath, corner enclosed shower cubicle and glazed sliding shower screen, wash hand basin, low level wc, part tiled walls, radiator.

INNER HALLWAY: Pvc double glazed window to front, two useful storage cupboards, door to:

BEDROOM ONE: 17'3" x 10'7" Pvc double glazed window to rear, four single and two double built-in wardrobes, matching drawer unit, radiator, door to:

EN-SUITE BATHROOM: 10'2" x 5'8" Obscure pvc double glazed window to rear, suite comprising bath, corner enclosed shower cubicle with glazed sliding door, wash hand basin, low level wc, part tiled walls, radiator.

STAIRS TO LANDING: Doors to:

BEDROOM THREE: 13'10" max / 11'1" min x 13'1" Pvc double glazed window to rear, bedroom has been separated into two sections offering storage to eaves, radiator.

BEDROOM FOUR: 17'2" x 13'10" Pvc double glazed window to rear, separated into two sections, storage in eaves, radiator.

SHOWER ROOM: 6'7" x 4' Obscure pvc double glazed window to rear, suite comprising enclosed corner shower cubicle, wash hand basin, low level wc, tiled walls and floor, storage cupboard, radiator.

TANDEM GARAGE: 33'7" x 9'11" Pvc double glazed windows to side and rear, glazed door to side, up and over garage door to front (Please check the suitability of this garage for your own vehicle)

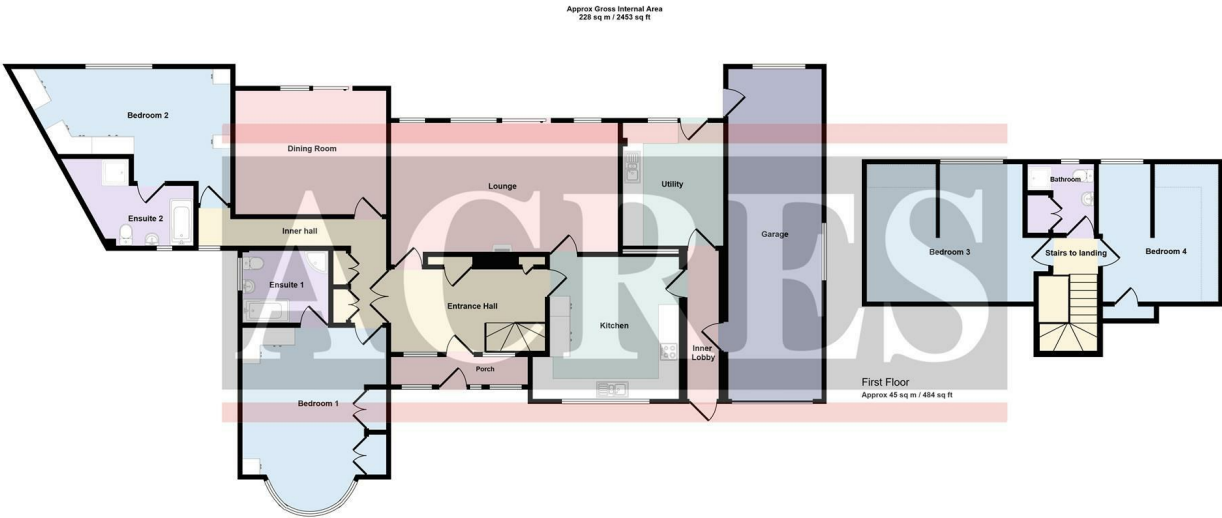
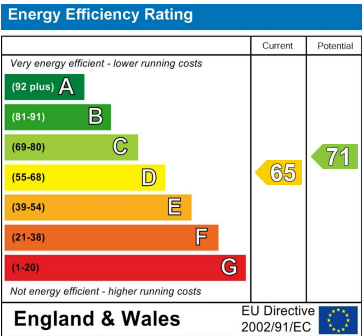
OUTSIDE: A generous, private and mature rear garden offers a paved patio area with two separate lawns, surrounded by bushes, shrubs and trees.



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 BAND : F COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Ground Floor
Approx 183 sq m / 1969 sq ft

Denotes head height below 1.5m

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. Some 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.

