# ACRES

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

- Five well-proportioned bedrooms
- Two bedrooms with modern en-suite shower rooms
- Beautifully appointed family bathroom
- Spacious & elegant family lounge
- Stunning open-plan breakfast kitchen/dining area
- Utility room & guest WC
- Landscaped rear garden with premium porcelain tiled patio
- Detached garden cabin – ideal as a gym, home office or games room
- Fully renovated & refurbished to a high specification throughout
- Located in a desirable residential setting on Wall Drive

## *WALL DRIVE, FOUR OAKS, B74 4DF - OFFERS AROUND £775,000*

An exceptional detached family residence on the sought after Wall Drive, this beautifully renovated and comprehensively refurbished home has been finished to an exacting standard throughout. Situated within excellent school catchment areas and conveniently positioned close to transport links including Butler's Lane train station, this impressive home offers both luxury and practicality in equal measure. The property boasts generous proportions, including reception hallway, superb kitchen/diner, utility room, guests wc, five bedrooms over three floors, bedrooms one an two having well appointed en-suite shower rooms, together with a family bathroom. Externally there is a superb, landscaped rear garden complete with a versatile garden room/home office/gym.

Set back from the roadway behind a multi-vehicle driveway with side access to storage, a composite multi-locking front door with obscure glazed inset opens to:

RECEPTION HALL: Pvc double glazed obscure windows to front, Karndean flooring, stairs off, radiator, doors off to:

GUESTS WC: Built-in wash hand basin with cupboards below and low level wc, marble effect splash back, Karndean flooring, ladder style radiator.

LOUNGE: 19'1" x 11'10" Double glazed window to front with integral blinds, granite window ledge, media wall with spot lights, two modern vertical radiators.

FITTED KITCHEN/DINING AREA: 24'10" x 9'10" Double glazed sliding doors and windows to rear both with integral blinds, granite window ledge, sink unit with Quooker tap set into box edged granite work surfaces, there is a comprehensive range of stylish, contemporary units fitted to both base and wall level including drawers, two eye level Neff ovens, two Neff grills, integrated dishwasher, large walk-in storage/pantry cupboard, AEG ceramic hob with Faber extractor canopy over, integrated full height fridge and freezer, space for dining table and chairs, two modern vertical radiators, Karndean flooring.

UTILITY ROOM: Plumbing and space for washing machine and dryer, cupboards to wall, Karndean flooring, door to garage, radiator.

STAIRS TO SPLIT DIRECTIONAL LANDING: Oak handrails, feature spindles, pvc double glazed window to side with integral blinds, granite window ledge, radiator.

BEDROOM TWO: 12' x 9'9" Pvc double glazed window to rear with integral blinds and granite window ledge, radiator, opening to:

EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to side, suite comprising corner enclosed walk-in shower with marble effect splash back and folding glazed screen, wash hand basin with vanity unit below, low level wc, tiled flooring, dusted effect ladder style radiator.

BEDROOM THREE: 11'9" x 10'4" Pvc double glazed window to front with integral blinds and granite window ledge, radiator.

BEDROOM FOUR: 13'2" x 10'4" Pvc double glazed window to front with integral blinds and granite window ledge, one double and one single built-in wardrobe, radiator.

BEDROOM FIVE: 10'7" x 9'8" Pvc double glazed window to rear with integral blinds and granite window ledge, one double and one single built wardrobe, radiator.

FAMILY BATHROOM: 7'10" x 6'2" Obscure pvc double glazed window to side, matching suite comprising double walk-in shower with feature stone effect tiled splash backs, glazed shower screen and rainfall shower head and separate shower spray, bath with shower spray, Belfast style sink unit with vanity unit below, low level wc, ladder style radiator.

STAIRS TO SECOND FLOOR LANDING: Oak handrails, feature spindles, large walk in storage cupboard, opening to:

BEDROOM ONE: 16'11" x 15'7" Pvc double glazed windows to rear with integral blinds and granite window ledge, two double and four single fitted wardrobes to full width, bespoke dressing table and drawers, air conditioning unit, radiator, door to:

EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to front with granite window ledge, walk-in double shower having marble effect tiled splash backs and twin shower sprays, wash hand basin with drawer unit below, built-in low level wc, tiled flooring, black dusted effect ladder style radiator.

GARAGE/STORE: Electric roller garage door, used for storage.

OUTSIDE: Porcelain tiled patio area with covered pergola area, lighting and railings, steps to lawn, timber fencing.

GARDEN ROOM/GYM: 18'8" x 8'11" Multi-purpose timber built room which could be utilised as a den, garden room, home office or as currently a gym, having double glazed French doors to front, double glazed window to side, heater, air conditioning unit, power and lighting.

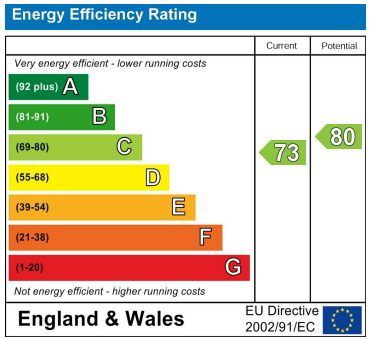
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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 : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Wall Drive, Sutton Coldfield, B74 4DF

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.