

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- Four double bedrooms
- Two en-suite shower rooms
- Well appointed family bathroom with modern suite.
- Spacious family lounge with fireplace
- Superb open-plan kitchen / dining / living space
- Separate utility room
- Dedicated study, ideal for home working
- Low maintenance, landscaped rear garden
- No upward chain
- Well presented & much improved



**GRANGE LANE, FOUR OAKS, B75 5JX - OFFERS AROUND £550,000**

A beautifully renovated and extensively extended semi-detached family home on the sought after Grange Lane in Four Oaks — perfectly designed for a modern, fully-grown family and benefitting from no upward chain. This outstanding property has been refurbished to an exceptional standard throughout, with every room showcasing high quality finishes, contemporary décor, and a thoughtful layout that maximises space, light, and functionality. From the moment you enter, the attention to detail is evident — from the immaculate flooring and stylish internal doors to the modern fixtures, bespoke storage, and a polished, turnkey presentation. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises porch, reception hall, study, spacious lounge, breakfast kitchen with dining & family area, utility room, four double bedrooms, two en-suite shower rooms and a well appointed family bathroom. Outside, the property enjoys a low maintenance rear garden, landscaped for easy upkeep and year round enjoyment. Situated in the ever popular Four Oaks area, close to local schooling and Mere Green shopping centre, along with excellent transport links including bus routes and rail links.

Set back from the roadway behind a multi-vehicle, paved driveway, access to the property is gained via a composite, multi-locking front door opening to:

**PORCH:** Two double glazed windows, tiled flooring, double opening composite, multi-locking front door with double glazed insets opens to:

**RECEPTION HALL:** Karndean flooring, stairs off, radiator, doors to:

**GUESTS WC:** Low level wc, wash hand basin with vanity unit, white brick part tiled walls, tiled flooring, decorative tiled shelf, modern radiator.

**STUDY:** 12'3" x 6'4" Pvc double glazed window to front with fitted shutters, Karndean flooring.

**LOUNGE:** 15'5" max / 12' min x 11'7" max / 10'4" min Pvc double glazed box window to front with fitted shutters, feature fireplace having rustic brick surround and media wall over, radiator.

**SUPERB OPEN PLAN KITCHEN/DINER WITH FAMILY AREA:** 31'8" max / 28'1" min x 15'7" Bi-fold doors to rear, two roof lanterns, single drainer sink unit with hot water tap set into Dekton work surfaces, there is a range of handleless, soft close units fitted to both base and wall level including drawers, marble effect glass splash backs, integrated oven, grill, plate warming drawers, full height fridge & freezer, garbage disposal drawers, integrated dishwasher, central island unit with breakfast bar with space for five stools and hidden USB power sockets, ceramic hob, champagne cooler and integrated wine/drinks fridge, large pantry cupboard, separate bar, separate dining area with space for table and chairs and feature panelled wall, family area having space for corner sofa and two media walls, Karndean flooring throughout, two modern vertical radiators.

**UTILITY ROOM:** 19'2" x 6'5" Pvc double glazed window to rear, 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, plumbing and space for washing machine and dryer, ladder style radiator.

**STAIRS TO LANDING:** Solid wooden staircase, Velux skylight, stairs to second floor, doors to:

**BEDROOM ONE:** 15'5" x 10'6" max / 9'6" min Pvc double glazed box window to front, fitted shutters, radiator, door to:

**EN-SUITE SHOWER ROOM:** 6'8" x 6'8" Pvc double glazed obscure window to front, enclosed corner shower cubicle with glazed sliding door, wash hand basin with vanity unit below, low level wc, tiled floor and walls, radiator.

**BEDROOM TWO:** 23'8" x 6'9" Pvc double glazed window to front with fitted shutters, further pvc double glazed window to rear, study/gaming area, two radiators.

**BEDROOM THREE:** 11'5" max / 9'9" min x 12'3" Pvc double glazed window to rear, radiator.

**FAMILY BATHROOM:** 8'7" max / 6'4" min x 6'3" Pvc double window to rear, suite comprising bath with shower over and glazed shower screen, wash hand basin, low level wc, tiled flooring, chrome ladder style radiator.

**STAIRS TO SECOND FLOOR:** Useful storage cupboard housing central heating boiler, door to:

**BEDROOM FOUR:** 12'7" x 8'8" Pvc double glazed window to rear, radiator, door to:

**EN-SUITE SHOWER ROOM:** 7'6" x 4'5" Obscure pvc double glazed window to rear, white suite comprising enclosed corner shower cubicle with glazed folding splash screen, wash hand basin, low level wc, tiled walls and floor, radiator.

**OUTSIDE:** Porcelain paved patio area offering ample space for seating & dining, leading to a low maintenance lawn, second seating area to rear with potential for hot tub/bar area, timber shed.



**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)

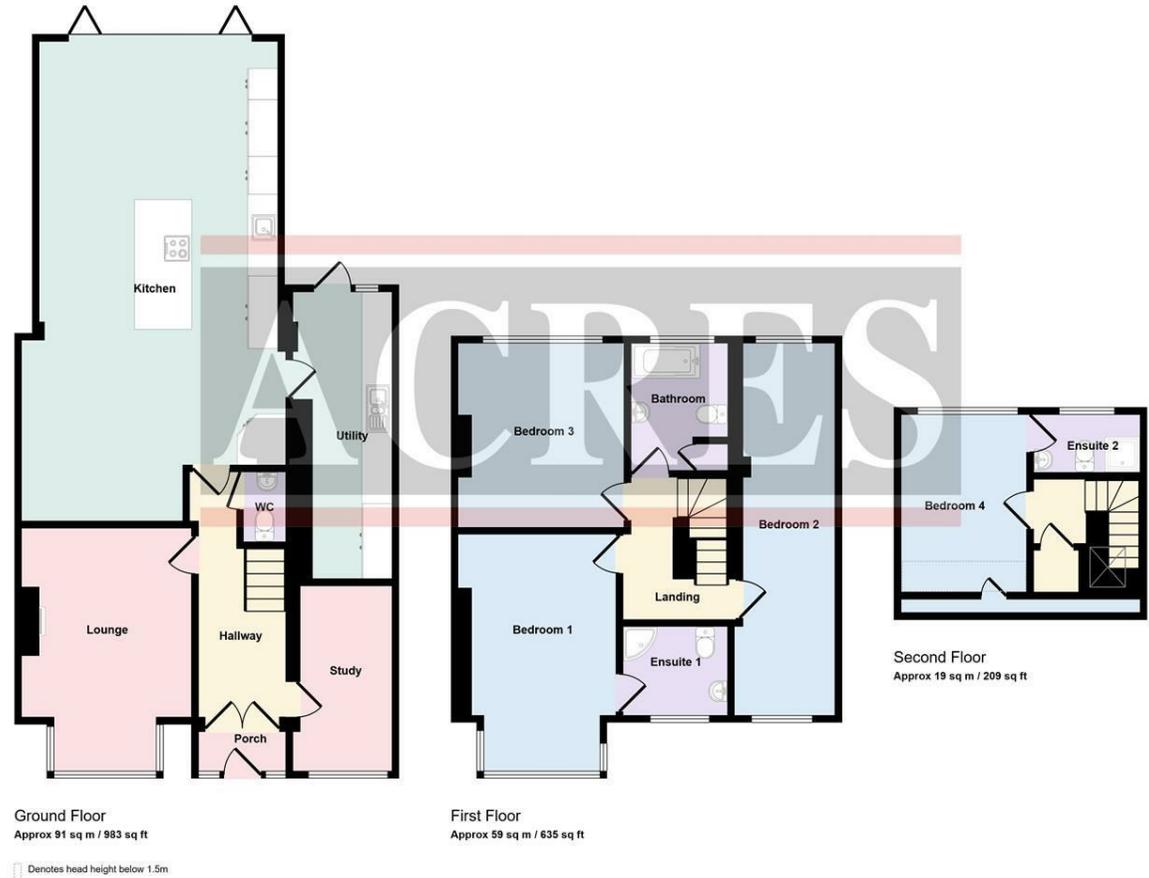
**COUNCIL TAX BAND :** C                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approx Gross Internal Area  
170 sq m / 1826 sq ft



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.

