

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088



fouroaks@acres.co.uk

@ www.acres.co.uk



- Four bedrooms
- Bedroom one with dressing room & en-suite
- Further en-suite shower room to ground floor bedroom two
- Well appointed family shower room
- Lounge & additional family room
- Open plan kitchen/diner
- Private rear garden
- Enlarged & finished to a high standard throughout
- Highly desirable & sought after Four Oaks location
- Ideally positioned for well regarded local schools & transport links



***KITTOE ROAD, FOUR OAKS, B74 4SA - OFFERS AROUND £565,000***

Situated on the highly sought after Kittoe Road in Four Oaks, this impressive family home has been enlarged and tastefully decorated to a high standard, offering spacious and versatile accommodation ideal for modern family living. Having four bedrooms, bedroom one to the first floor with a dressing room & en-suite shower room, there are three further bedrooms, an en-suite shower room and family bathroom to the ground floor. Additionally there is a lounge, separate family room and a kitchen/diner overlooking the properties rear garden. Set within a desirable residential location, the property is placed for well regarded local schooling and excellent commuter links, including easy access to Butlers Lane train station.

Set back from the roadway behind a multi-vehicle paved driveway, having borders with bushes and shrubs, access to then property is gained via:

**PORCH:** Pvc double glazed windows and door, multi-locking front door opens to:

**RECEPTION HALL:** Wood effect flooring, stairs off, radiator, doors to:

**LOUNGE:** 24'7" max / 9' min x 12'6" max / 10'4" min Pvc double glazed sliding doors to rear, ceiling window, coal effect feature fireplace with brick surround and tiled hearth, wood effect flooring, radiator.

**DAY ROOM:** 10'2" x 9'11" Pvc double glazed window to rear, pvc double glazed doors to side, tiled flooring.

**FITTED KITCHEN/DINER:** 21'1" x 11'9" Pvc double glazed windows to side and rear, double bowl sink/drainage unit set into granite work surfaces, there is a range of high gloss, handleless, soft close matching units fitted to both base and wall level including drawers, inset oven & grill, five ring gas hob, integrated dishwasher, spaces for washing machine and tumble dryer, space for fridge/freezer, central island unit with breakfast bar having space for three stools and additional storage, space for dining table, tiled flooring, radiator, leading to:

**BEDROOM TWO:** 13'1" x 10' Pvc double glazed bay window to front, radiator, wood effect flooring, built-in wardrobes with sliding doors.

**BEDROOM THREE:** 15'4" x 8'3" Pvc double glazed window to front, wood effect flooring, radiator.

**EN-SUITE SHOWER ROOM:** 6' x 4'4" Matching suite comprising shower cubicle with glazed sliding shower screen, feature tiled wall, low level wc, wash hand basin, tiled walls and floor.

**BEDROOM FOUR:** 11'9" x 9'11" Obscure pvc double glazed window to side, wood effect flooring, radiator.

**LEAN TO:** Obscure pvc double glazed door to front, ideal for storage.

**SHOWER ROOM:** 8'4" x 5'9" Obscure pvc double glazed window to side, tiled walls and floor, double built-in shower cubicle with glazed shower screen, tiled shelving, wall hung sink, low level wc, chrome ladder style radiator.

**STAIRS TO LANDING:** Doors to:

**BEDROOM ONE:** 15'5" x 11'1" Pvc double glazed window to front, large storage cupboard, radiator, door to:

**DRESSING ROOM:** 11'3" x 9'1" Pvc double glazed window to rear, there is a range of built-in wardrobes, storage cupboard, door to:

**EN-SUITE SHOWER ROOM:** Velux skylight, shower cubicle with glazed shower screen, wall hung vanity wash hand basin with base unit beneath, built-in low level wc, fitted storage cupboard, tiled walls, tile effect flooring, storage/display ledge, chrome ladder style radiator.

**OUTSIDE:** Paved patio area leading to lawn with shrubs and bushes.



**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

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>		
(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>		
	69	81

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.

