

ACRES
Collection



40 HILL VILLAGE ROAD, FOUR OAKS, B75 5BA



OFFERS AROUND- £870,000

Occupying a prime position on Hill Village Road, this impressive family home offers well-balanced accommodation with excellent potential to modernise, extend, and enhance. The ground floor is centred around a spacious lounge, ideal for relaxing and entertaining, alongside a separate dining room providing a more formal setting for family meals and gatherings. The kitchen offers practical space with further scope to reconfigure or extend, subject to planning.

To the first floor, four well-proportioned bedrooms are complemented by two shower rooms, making the layout ideal for family living.

Externally, the property is equally impressive. A large double driveway to the front provides ample off-road parking and leads to two separate garages. In addition, a further driveway offers access to the rear garden, adding versatility and potential for additional storage or development.

The rear garden is a standout feature—generous in size, highly private, and beautifully established with a range of mature shrubs, bushes, and trees, creating a peaceful and secluded outdoor space.

This is a rare opportunity to acquire a home in such a desirable location, offering not only immediate space but significant long-term potential.

Set back from the roadway, having a good degree of privacy from surrounding mature shrubs and trees, the property has a multi-vehicle driveway and separate gated rear access to the side, access to the accommodation is gained via a multi-locking front door with glazed inset into:





RECEPTION HALL: Large storage cupboard, wood flooring, stairs off, radiator, doors to:

LOUNGE: 18'4" x 14'5" max / 11'3" min Glazed window to front, two further glazed windows to side, glazed door to rear, feature Inglenook fireplace having stone surround and tiled hearth, two radiators.

DINING ROOM: 14'5" x 11'4" Double glazed bay window to rear with feature fireplace having brick surround, radiator.

FITTED KITCHEN: 10'2" x 9'3" Glazed window to front, stainless steel sink/drainers unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, space for oven, part tiled walls, wood effect flooring, access to utility and pantry.

UTILITY ROOM: 8'7" x 5'6" Glazed window to rear, stainless steel sink/drainers unit set into rolled edge work surfaces, plumbing and space for washing machine and dryer, part tiled walls, tiled floor.

PANTRY: Glazed window to rear, shelving to walls, tiled floor.

STAIRS TO GALLERIED LANDING: Stained glass window to front, radiator, useful storage cupboard, doors to:

BEDROOM ONE: 17'1" x 11'3" Glazed windows to front and rear, two radiators, wash hand basin.

BEDROOM TWO: 17'4" x 11'3" Pvc double glazed window to front, glazed window to rear, wash hand basin, two useful storage cupboards, two radiators.

BEDROOM THREE: 14'4" x 11'4" Glazed bay window to rear, wash hand basin, radiator.



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.





BEDROOM FOUR: 9' x 8'4" Glazed window to rear, radiator, useful storage cupboard.

SHOWER ROOM: Obscure glazed window to front, enclosed corner shower cubicle, low level wc, wash hand basin, tiled walls and floor.

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

ADDITIONAL SHOWER ROOM: Obscure glazed window to front, walk-in shower with glazed shower screen, wash hand basin, wood effect flooring, tiled walls, chrome ladder style radiator.

GARAGE ONE: 18'5" x 11' Double opening garage doors, separate multi-locking door, glazed window and door to rear, scope and potential for kitchen extension (STPP).

DETACHED GARAGE TWO: 14'4" x 8'1" Double opening garage door, pvc double glazed French doors to side, potential workshop/home office (Please check the suitability of these garages for your own vehicle)

OUTSIDE: Generous and private rear garden, paved patio area leading to a large lawn, having mature trees, shrubs and bushes, side driveway leading to potential plot/space being a brick built storage/workshop, access to detached garage, additional coal shed/stores, outside wc.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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, 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.

