

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Charming link-detached cottage
- Two double bedrooms
- Well appointed family bathroom
- Additional ground floor shower room
- Attractive lounge with feature fireplace
- Fitted kitchen with separate dining area
- Study/snug
- Utility room & lobby
- Side garage & rear courtyard
- No upward chain



PARK DRIVE, FOUR OAKS, B74 2YA - OFFERS AROUND £600,000

This truly charming and characterful cottage, believed approximately 200 years old, is set in the very heart of Four Oaks, just a short stroll from the Sutton Park. The property is ideally placed for excellent public transport links, including bus and rail services, as well as well-regarded schooling for all ages together with a superb range of shops, restaurants and cafés at Mere Green. Comprehensively renovated and significantly improved, blending original charm with modern comfort. Enhancements include renewed double glazing, contemporary radiators, and air-conditioning (each where specified) creating a home that is as practical as it is attractive. Throughout, the cottage retains a wealth of character, style and warmth, rarely found.

The accommodation is entered via a welcoming reception hall, leading through to a spacious and elegant lounge. There is a separate dining room, which flows seamlessly into the property's beautifully appointed, fully fitted kitchen, complete with a range of integrated appliances. An inner lobby then leads to a versatile additional reception room, ideal as a home office, snug or potential ground-floor third bedroom. Completing the ground floor is a useful utility room and a well-appointed guest's WC / shower room. There are two generous double bedrooms, both benefiting from attractive vaulted ceilings and wardrobes, together with a stylish, family bathroom. Externally, the property enjoys a deep side garage and a private courtyard-style garden, offering a low-maintenance outdoor space ideal for relaxing or entertaining. This is a rare opportunity to acquire a home of such charm, character and quality in one of Four Oaks' most sought-after locations, and early viewing is highly recommended.

Set back from the road behind a multi-vehicular driveway with delightful lawned areas, shrubs, bushes and flower beds, access is gained via a canopy porch and door with side video entry system opening to:

RECEPTION HALL: Double glazed window to fore, period style radiator.

ATTRACTIVE LOUNGE: 12'6 max / 10'9 min x 13'4 max / 12'4 min. PVC double glazed window and further bay window to fore, open basket-style wide fireplace recess, tall contemporary radiator.

GUESTS WC / SHOWER ROOM: PVC double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, tall feature wash hand basin, low flush WC, complementary tiling to walls and floor, feature circular chrome radiator.

OPEN PLAN DINING ROOM: 12'1 min x 11'7 max / 10'5 min. PVC double glazed bay window to fore, wide open basket-style fireplace recess, two fitted dresser units incorporating wall and base units, space for table, opening to:

FITTED KITCHEN: 13'3 x 7'9. PVC double glazed bow window to rear, one and a half bowl sink unit set into sweeping granite work surfaces, range of cottage-style fitted units at base and wall level, integrated fridge, dishwasher, elevated stainless steel oven with steam oven above, wide gas hob with extractor canopy over, radiator, air-conditioning unit, Miele appliances.

REAR LOBBY: Period window and radiator.

STUDY / SNUG: 14' max / 9'6 min x 10'2 max / 8'6 min. Double glazed Velux window, feature original baker's oven, fitted desk base unit, period style radiator.

UTILITY ROOM: 14' x 7'7. Period style window and door to garden, tall contemporary radiator, granite work surfaces, sink unit with base units beneath, recesses for washing machine and dryer, further work surfaces and storage, space for fridge freezer.

LANDING: Double glazed window to rear.

BEDROOM ONE: 12'8 max / 10'8 min x 13'3 max / 12' min. PVC double glazed window to fore with fitted blinds, two double fitted wardrobes, feature vaulted ceiling with beams, air-conditioning unit.

BEDROOM TWO: 12'4 max / 10'4 min x 11'10 max / 9'6 min. PVC double glazed window to fore with fitted blinds, full double fitted wardrobes, feature vaulted ceiling with exposed beams, tall contemporary radiator, air-conditioning unit.

BATHROOM: Double glazed window to rear, matching white suite comprising bath, bowl wash hand basin set onto a granite top with base units beneath, further granite display top, low flush WC, fitted wall units, complementary tiled walls and floor, radiator.

SIDE DEEP GARAGE: 27'5 x 8'1, narrowing to 6'2. PVC double glazed window to rear, door to outside.

REAR COURTYARD: Enclosed courtyard garden with raised flower beds.



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 : G **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
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.