

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Spacious detached family home in a highly sought after location.
- Four well proportioned bedrooms
- Well appointed family bathroom complemented by a separate shower room.
- Generous family lounge & separate dining room.
- Fitted breakfast kitchen with adjoining utility room
- Integral garage with excellent storage & parking facilities.
- Large, private & mature rear garden offering a wonderful outdoor space.
- Ideally located for outstanding local schools
- Close to Mere Green shopping facilities & excellent transport links



**ROSEMARY HILL ROAD, FOUR OAKS, B74 4HS - OFFERS AROUND £750,000**

Set upon the highly regarded and ever popular Rosemary Hill Road in the heart of Four Oaks, this substantial four bedroom detached family residence presents an exceptional opportunity for purchasers seeking a spacious home in a prime location. Offering generous and well proportioned accommodation throughout, the property benefits from a welcoming family lounge, separate dining room, fitted kitchen with adjoining utility, four excellent bedrooms, a family bathroom and separate shower room, together with an integral garage and a beautifully private, mature rear garden. Furthermore, the property offers scope for extension, alteration and further enhancement subject to the necessary planning permissions and consents, making it an ideal long-term family home. Perfectly positioned for highly regarded local schooling, excellent everyday amenities and the Cross City rail line.

Set back from the roadway behind a multi-vehicle driveway with fore garden having a variety of shrubs, bushes and trees, access to the property is gained via an pvc obscure double glazed door into:

**PORCH:** Shelving to side, original quarry tiled flooring, obscure glazed door opens to:

**RECEPTION HALL:** Double glazed windows to front, solid wooden flooring, stairs off, radiator, useful storage cupboard, obscure glazed picture window, doors off to:

**DINING ROOM:** 14'8" x 11'5" Double glazed bay window to front, wood effect flooring, feature fireplace with tiled hearth and traditional style surround and mantle, radiator.

**LOUNGE:** 17'8" x 11'4" Pvc double glazed windows and French doors to rear, coal effect feature fireplace with marble effect hearth and decorative surround, two radiators.

**FITTED BREAKFAST KITCHEN:** 14'5" max / 12'9" min x 8'6" Pvc double glazed window to rear, one and a half bowl sink/drainers unit set into rolled edge work surfaces,, there is a range of matching fitted units to both base and wall level including drawers, tiled splash backs, inset oven and grill, four ring gas hob with extractor canopy over, breakfast bar, tiled flooring, plumbing and space for dishwasher, space for breakfast table, solid wooden door to:

**UTILITY ROOM:** 13' x 6'8" Double glazed window and door to rear, stainless steel sink/drainers unit set into rolled edge work surfaces, fitted base units, space and plumbing for washing machine, spaces for tumble dryer and fridge/freezer, tiled flooring, door to garage.

**GUESTS WC:** Obscure pvc double glazed window to rear, low level wc.

**STAIRS TO SPLIT DIRECTIONAL LANDING:** Doors to:

**BEDROOM ONE:** 14'7" x 11'4" max / 9'2" min Pvc double glazed bay window to front, wood flooring, three double built-in wardrobes with sliding mirrored doors, radiator.

**BEDROOM TWO:** 13'10" max / 9' min x 11' Pvc double glazed window to rear, three double built-in wardrobes with sliding mirrored doors, radiator, wood effect flooring.

**BEDROOM THREE:** 10'7" x 7'7" Pvc double glazed window to front, wood effect flooring, radiator.

**BEDROOM FOUR:** 8'4" x 7'5" Pvc double glazed window to front, radiator.

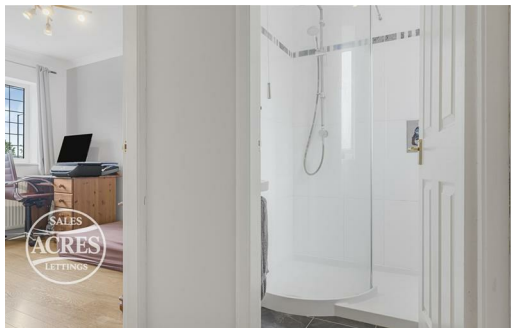
**FAMILY BATHROOM:** 8'3" x 5'8" Obscure pvc double glazed window to rear, 'P'-shaped bath with shower over and glazed shower screen, wash hand basin, part tiled walls, tiled flooring, chrome ladder style radiator.

**SEPARATE WC:** Obscure pvc double glazed window to side, low level wc, part tiled walls, tiled flooring.

**ADDITIONAL SHOWER ROOM:** Obscure pvc double glazed window to rear, wash hand basin, enclosed shower cubicle, tiled walls, tiled flooring, chrome ladder style radiator.

**OUTSIDE:** Paved patio area with steps leading to a generous lawn, having a variety of mature shrubs, bushes and trees, secondary garden area to rear behind mature hedging with opening, potential for home office/gym/summerhouse.

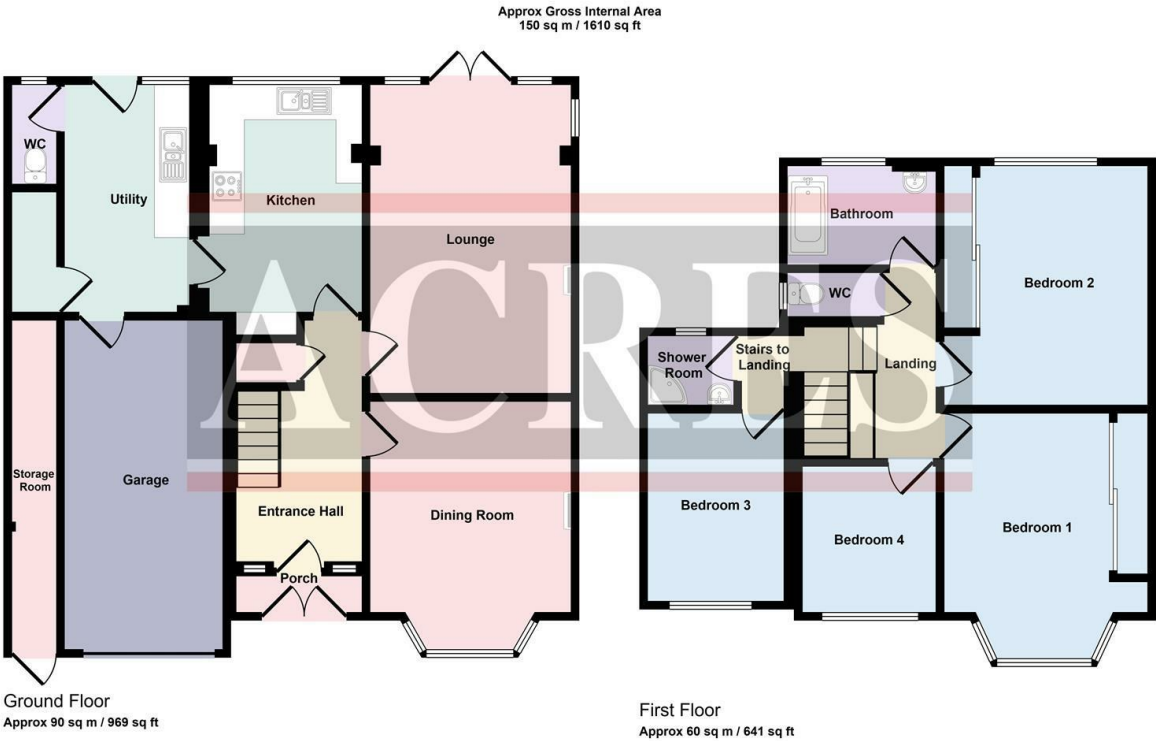
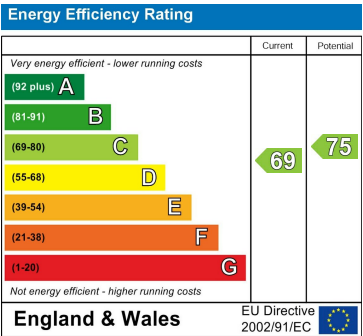
**GARAGE:** 18'8" x 10' max / 7'8" min Double opening garage doors to front, fitted shelving (Please check the suitability of this garage for your own vehicle)



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 : F COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



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.