

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedrooms, two being to first floor
- Jack & Jill style en-suite shower room
- Ground floor master bedroom with fitted wardrobes
- Family bathroom with white suite
- Imposing, spacious lounge with Inglenook fireplace
- Open plan dining room to rear conservatory
- Fitted breakfast kitchen with appliances
- Substantial, welcoming reception hall
- Generous, mature, private rear garden & garage
- No upward chain



**64 IRNHAM ROAD, FOUR OAKS, B74 2TG - OFFERS AROUND £725,000**

Set a prime, prized, well regarded and central location, close to the heart of Mere Green, where you will find a selection of shops, restaurants, cafes and further facilities, the property is similarly placed for access to the Cross City rail line at Four Oaks station and having well regarded schooling available within the area. The property is complemented by gas central heating and pvc double glazing (both where specified) and is set upon a generous, mature plot with a private, tree lined rear garden. The thoughtfully designed accommodation is entered via a wide fully enclosed porch, opening to a substantial, welcoming reception hall, spacious rear lounge with Inglenook fireplace, dining room opening to rear conservatory and a fitted breakfast kitchen with integrated appliances. To property enjoys a substantial ground floor double bedroom having fitted furniture, furthermore there is a generous family bathroom provided with white suite. To the first floor there are two further bedrooms, both served by a white Jack & Jill style, en-suite shower room. The property additionally has a side passage and garage with remote controlled door. To fully appreciate the accommodation on offer and its further potential, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden having side, deep block paved driveway, access is gained to the accommodation via a pvc double glazed door opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed window to front, obscure glazed door to:

**SUBSTANTIAL, WELCOMING RECEPTION HALL:** 18'6" max / 8'8" min x 15'4" max / 9' min Obscure window to front, radiator, two cloaks/storage cupboards.

**SPACIOUS LOUNGE:** 17'10" x 14'6" max / 11'4" min Pvc double glazed window to rear, double and single radiators, wide Inglenook fireplace having timber beam over, two obscure leaded light windows to side, central Minster style fireplace having hearth and mantle, coal effect fire.

**DINING ROOM:** 17'9" x 9' max / 8'6" min Pvc double glazed window to side, two double radiators, being open plan to:

**REAR CONSERVATORY:** 10'2" x 9'9" Pvc double glazed windows to side and rear with double glazed double French doors to garden, double radiator.

**BREAKFAST KITCHEN:** 19'10" max / 11'10" min x 9'10" max / 8'3" min Two pvc double glazed windows to rear, one and a half bowl sink unit set into rolled edge work surfaces with tiled splash backs, comprehensive range of fitted units to both base and wall level including drawers, integrated dishwasher and fridge, elevated electric oven having separate grill, hob with extractor over, two space co-ordinating breakfast bar, tiled floor.

**SIDE PASSAGEWAY:** 26'3" x 2'10" Doors to front and rear, door to garage.

**BEDROOM ONE:** 13'10" max / 11'10" min x 12'7" Pvc double glazed bow window to fore, three double fitted wardrobes with a further extensive range of fitted furniture including drawers and dressing table, radiator with cover.

**FAMILY BATHROOM:** 8'10" x 8'3" Two obscure pvc double glazed windows to side, matching white suite comprising bath, wide vanity wash hand basin with double base unit beneath, low level wc, enclosed shower cubicle with glazed splash screen, tiling to walls and floor, chrome ladder style radiator.

**STAIRS TO LANDING:** Pvc double glazed window to front, door giving access to a wide storage area set into eaves.

**BEDROOM TWO:** 15'5" max / 11'2" min x 13'9" max / 10'1" min Pvc double glazed window to rear, radiator, double built-in wardrobe.

**BEDROOM THREE:** 10'6" x 9'7" Pvc double glazed window to front, radiator.

**JACK & JILL STYLE EN-SUITE SHOWER ROOM:** Two Velux double glazed windows to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with double base unit beneath and side storage/display ledge, low level wc, tiled splash backs, airing cupboard.

**GARAGE:** 15'8" x 8'6" Remote controlled garage door to front (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area to a generous rear garden having central lawn, flanked by borders with mature shrubs, bushes and trees, 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 :** F                      **COUNCIL :** Birmingham

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

