ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk



- Detached family home
- Four bedrooms and family bathroom
- Separate lounge and dining room
- Breakfast kitchen
- Utility and guests WC
- Lift access from dining room to bedroom four
- Garage and private rear garden
- Well-regarded school catchment and good transport links
- Sought-after residential location
- No upward chain





ROCKINGHAM GARDENS, SUTTON COLDFIELD, B74 2PN - OFFERS AROUND £600,000

Set within this sought-after location, this detached family home is offered for sale with no upward chain. Positioned within catchment for well-regarded schools and conveniently placed for good transport links, the property offers accommodation comprising a welcoming lounge, separate dining room, breakfast kitchen, utility and guests WC, together with four bedrooms and a family bathroom. A particular feature is the lift providing access from the dining room to bedroom four. Complemented by a garage and a private rear garden, this appealing home offers an excellent opportunity for purchasers seeking family accommodation in a popular residential setting.

Set back from the roadway in a corner position, having multi-vehicle driveway and fore garden, access to the property is gained via a pvc double glazed door into:

PORCH: Stained glass window, obscure double glazed door opens to:

RECEPTION HALLWAY: Obscure double glazed window to front, stairs off, useful under stairs storage cupboard, radiator, doors off to:

LOUNGE: 19'3" x 13'1" Pvc double glazed bay window to front, feature fireplace having marble hearth, surround and mantle, sliding glazed doors to dining room, two radiators.

DINING ROOM: 10'11" x 9' Pvc double glazed window to rear, radiator, lift accessing first floor.

BREAKFAST KITCHEN: 17'9" x 9' Two pvc double glazed windows and door to rear, one and a half bowl sink/drainer unit set into box edged granite work surfaces with upstands, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, inset eye level oven/grill, integrated dishwasher, space for fridge/freezer, four ring gas hob with extractor canopy over, breakfast bar, space for breakfast table, tile effect flooring, radiator.

UTILITY ROOM: Obscure pvc double glazed window to side, stainless steel sink/drainer unit set into rolled edge work surfaces, a further range of fitted wall and base units, plumbing and space for washing machine and dryer, space for additional fridge/freezer, door to garage:

GUESTS WC: Obscure pvc double glazed window to side, low level wc, wash hand basin, tiled splash backs, radiator.

STAIRS TO LANDING: Useful storage cupboard, doors to:

BEDROOM ONE: 16'8" x 13'2" Pvc double glazed window to front, radiator.

BEDROOM TWO: 13' x 12'1" Pvc double glazed window to front, useful storage cupboard, built-in wardrobes with overhead storage, matching dressing table and bedside units, radiator.

BEDROOM THREE: 9'1" x 9' Pvc double glazed window to rear, built-in wardrobes with overhead storage, matching bedside units, radiator.

BEDROOM FOUR: 10'11" max / 8'5" min x 9'6" Pvc double glazed window to rear, lift access from ground floor, fitted shelving, radiator.

FAMILY BATHROOM: 8'5" x 5'10" Obscure pvc double glazed window to rear, corner shower cubicle with tiled walls, wash hand basin, low level wc, wall mounted storage cupboard, tile effect flooring, chrome ladder style radiator.

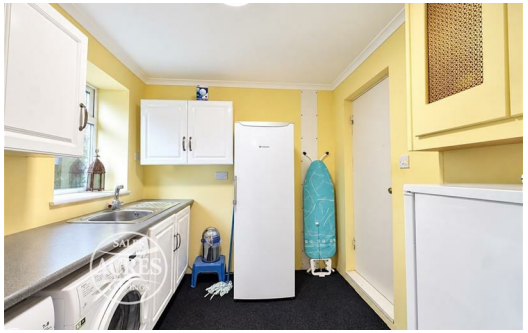
GARAGE: 19'8" x 8'7" Up and over garage door, shelving to wall (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with steps leading up the lawn, having borders with mature shrubs, bushes and trees, space for summerhouse.





















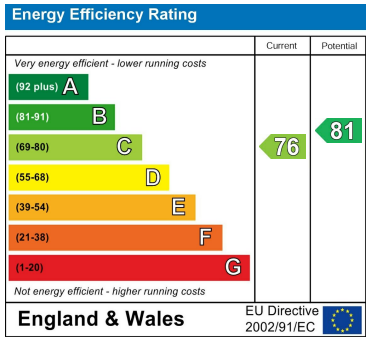
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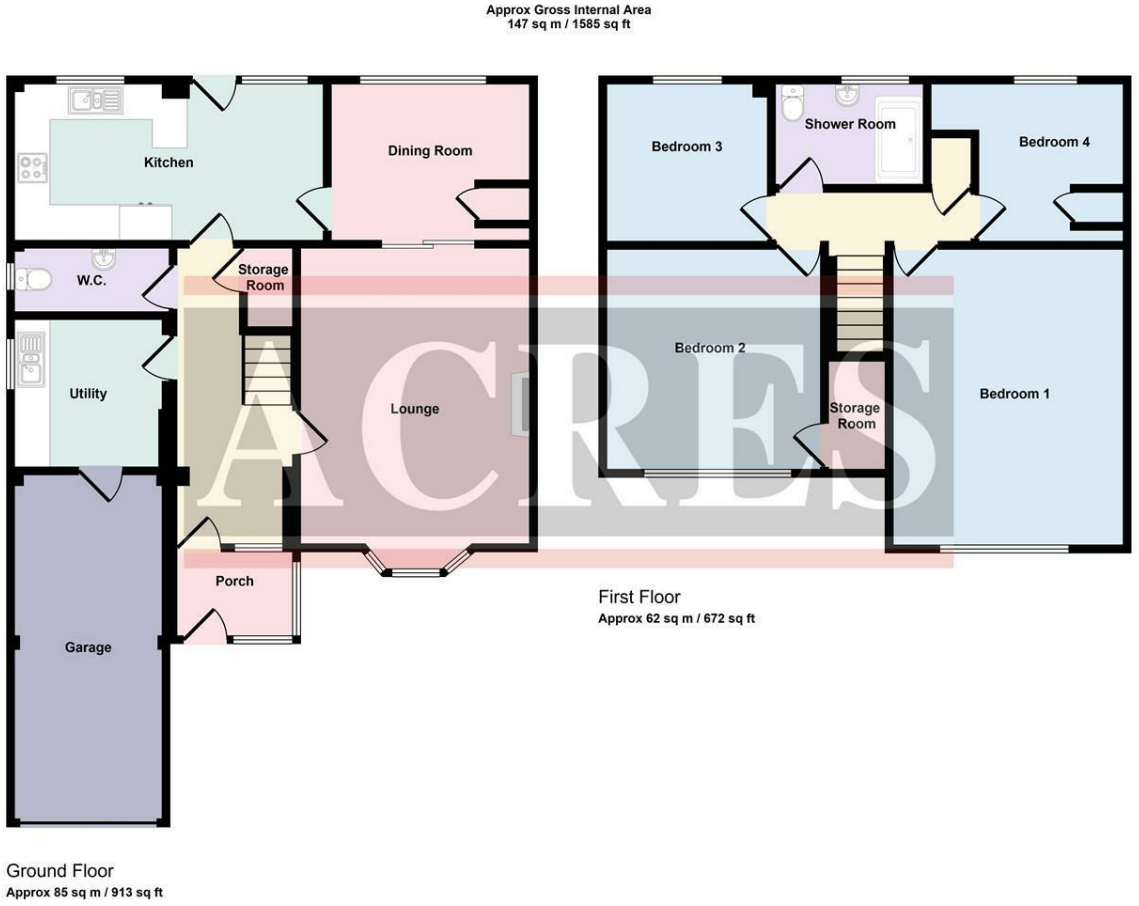
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : COUNCIL :

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.