

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Superb detached family home on a sought after location
- Thoughtfully extended to provide spacious & versatile accommodation
- Four generous double bedrooms
- Two well-appointed family bathrooms
- Impressive open plan kitchen & living space
- Large family room incorporating lounge & dining area
- Separate study/snug ideal for home working or additional reception space
- Guest WC & utility room
- Private rear garden
- No upward chain & conveniently located for schools and transport links



ROUGHLEY DRIVE, FOUR OAKS, B75 6PN - OFFERS AROUND £650,000

Occupying a desirable position on Roughley Drive, this beautifully presented detached family home has been thoughtfully extended and improved to provide spacious and flexible accommodation throughout. The welcoming entrance hall leads to a useful guest WC and a range of reception rooms designed to meet the demands of modern family life. A generous family room provides ample space for both lounge and dining areas and a separate study/snug offers a versatile space perfect for home working, children's playroom or additional sitting room. Undoubtedly the heart of the home is the superb open-plan kitchen and living space. Designed with contemporary lifestyles in mind, this impressive area provides excellent space for cooking, dining and relaxing whilst enjoying views over the rear garden. To the first floor, the property boasts four well-proportioned double bedrooms, offering comfortable accommodation for growing families. These are served by two family bathrooms, providing convenience and practicality for busy households. Externally, the property benefits from a private rear garden and ample off road parking. Located within a highly sought-after area of Four Oaks, the property enjoys easy access to local shops, restaurants, parks and leisure facilities, together with excellent road and rail connections for commuters. The home also falls within catchment for a number of highly regarded schools, making it particularly attractive to families.

Set back from the roadway behind a multi-vehicle paved driveway, access to the property is gained via a multi-locking oak effect door with obscure glazed inset into:

RECEPTION HALL: Obscure pvc double glazed window to front, built-in storage cupboard, under stairs storage cupboard, stairs off, radiator, doors to:

LOUNGE: 25'9" x 10'11" Pvc double glazed bay window to front, log burner with slate hearth and oak mantle over, two radiators, space for sofas and dining table, double doors to:

OPEN PLAN KITCHEN/DINER: Pvc double glazed French doors and window to rear, one and a half bowl stainless steel sink/drainage unit set into box edged work surfaces, there is a range of fitted high gloss units to both base and wall level including drawers, central island unit with breakfast bar having space for four stools and quartz work surfaces, integrated dishwasher, wine chiller, spaced for fridge/freezer and Range style cooker, tiled flooring, space for dining table and sofas, radiator, additional vertical radiator.

UTILITY ROOM: Oak effect work surfaces, plumbing and space for washing machine and dryer, tiled flooring, door to:

GUESTS WC: Low level wc, wash hand basin with vanity unit below, ladder style radiator, tiled flooring.

HOME OFFICE: 13'2" x 7' Pvc double glazed window to front, wood effect flooring, radiator, being a versatile room which could be utilised as a play room/snug as preferred.

STAIRS TO LANDING: Doors to:

BEDROOM ONE: 13'10" x 10'10" Pvc double glazed window to rear, radiator, door to:

EN-SUITE: 8'5" x 7'9" Obscure pvc double glazed window to rear, suite comprising walk-in shower with glazed shower screen and feature tiled splash backs, wash hand basin, low level wc, chrome ladder style radiator, tiled walls and flooring.

BEDROOM TWO: 15'11" x 7'7" Two pvc double glazed windows to front, being extended, radiator.

BEDROOM THREE: 12' x 10'10" Pvc double glazed window to front, radiator.

BEDROOM FOUR: 15'11" x 7'7" Pvc double glazed window to rear, radiator.

BATHROOM: Obscure picture window to side, Velux skylight, having a renewed suite comprising bath with walk-in shower area, feature tiled splash backs and glazed shower screen, low level wc, wash hand basin, tiled flooring, two ladder style radiators.

OUTSIDE: Being of an approximate southerly aspect, paved patio area and decked area leads to lawn with borders having mature shrubs, bushes and trees, rear summer house.



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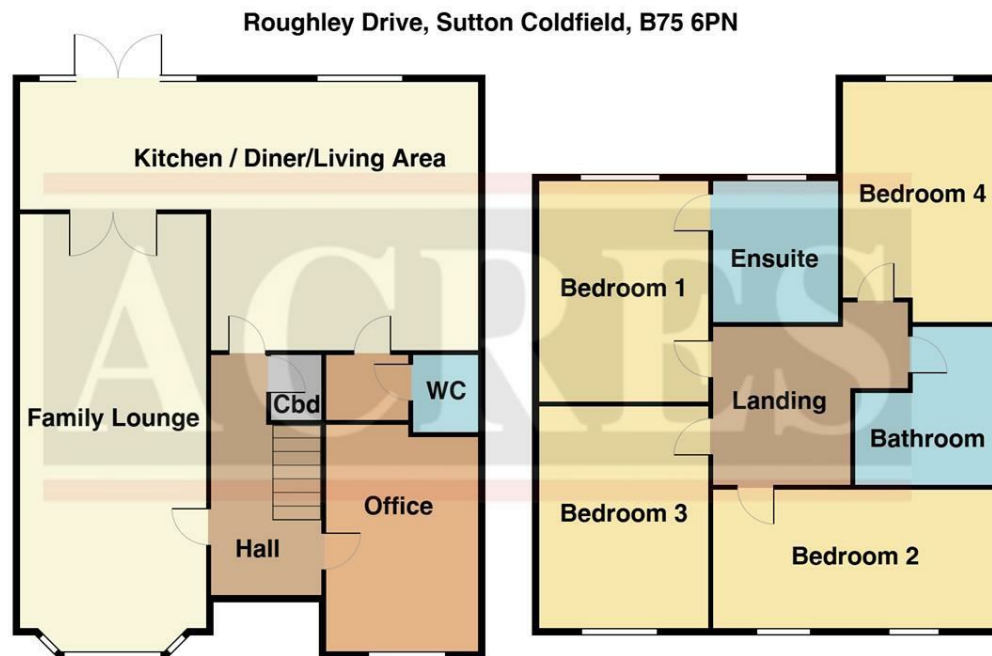


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
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.