

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached family home in a sought after location
- Three double bedrooms
- En-suite shower room to master & additional family bathroom
- Spacious open plan lounge & dining room
- Bright & versatile rear sun room
- Well appointed breakfast kitchen
- Garage/ store room with potential for further conversion
- Private rear garden ideal for entertaining & relaxation
- Beautifully presented & finished to a high standard throughout
- Conveniently located for local amenities, schools & transport links



FARM HOUSE LANE, FOUR OAKS, B75 5UH - OFFERS AROUND £475,000

Occupying a desirable position on the ever popular Farm House Lane, this attractive detached family residence offers generous and versatile living accommodation, ideal for growing families, having potential for further enlargement/alteration (subject to necessary planning permissions, see image for plans)

The property is entered via a welcoming reception hall which leads through to the spacious open-plan lounge and dining room. This impressive dual-purpose living area provides ample space for both relaxing and formal dining, whilst large windows allow natural light to flow throughout the home. To the rear, a wonderful sun room offers further flexible accommodation, overlooking the private rear garden.

The breakfast kitchen is thoughtfully designed with a range of fitted units, work surfaces, and ample space for informal dining, making it the practical heart of the home. A particular feature of the property is the garage conversion, which has created a valuable study or storage area.

To the first floor, there are three double bedrooms. The principal bedroom benefits from access to en-suite facilities, whilst the remaining bedrooms are served by a well appointed bathroom. Externally, the property enjoys a private rear garden offering a peaceful setting for outdoor relaxation, family enjoyment, and entertaining. The garden provides a pleasant balance of patio and lawned areas, creating an attractive extension of the internal living space.

Located in a sought after residential area, being well positioned for access to local amenities, highly regarded schools, parks, and excellent transport links.

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

RECEPTION HALL: Wood effect flooring, stairs off, radiator, doors to:

LOUNGE: 20' x 11'1" max / 9'2" min Pvc double glazed picture window to rear, double glazed bi-fold doors to rear, radiator, doors into:

SUN ROOM: 20'3" x 13'4" max / 9'2" min Pvc double glazed windows to side and rear, double glazed double French doors to rear garden, self cleaning solid roof, wood effect flooring.

FITTED KITCHEN: 15'9" x 7'2" Pvc double glazed windows to front and side with fitted shutters, pvc double glazed door to side, one and a half bowl stainless steel sink/drain unit set into box edged work surfaces, tiled splash backs, there is a range of fitted high gloss units to both base and wall level including drawers, inset eye level double oven/grill and microwave, five ring gas hob with extractor canopy over, integrated dishwasher, plumbing and space for washing machine, breakfast bar with additional storage having space for two stools, tiled flooring.

GUEST WC: Low level wc, wash hand basin, tiled splash backs, wood effect flooring.

STUDY: 12'4" x 7'8" Pvc double glazed window to side with fitted shutters, obscure glazed door from hallway, wood effect flooring, radiator, door to garage.

STAIRS TO LANDING: Pvc double glazed window to side with fitted shutters, useful storage cupboard, doors to:

BEDROOM ONE: 11'8" x 11'2" Pvc double glazed window to rear with fitted shutters, two double and one single built-in wardrobes, radiator.

EN-SUITE: 8'6" x 4'4" Obscure pvc double glazed window to rear, matching suite comprising walk-in shower with glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled walls and floor, chrome ladder style radiator.

BEDROOM TWO: 10'3" x 8'7" Pvc double glazed window to front with fitted shutters, two double built-in wardrobes, radiator.

BEDROOM THREE: 12'5" x 7'2" Pvc double glazed window to front with fitted shutters, radiator.

FAMILY BATHROOM: 8'4" x 5'6" Pvc double glazed obscure window to side, 'P'-shaped bath with shower over and glazed splash screen, wash hand basin, low level wc, tiled walls and floor, chrome ladder style radiator.

GARAGE/STORE: Electric rolling garage door to front.

OUTSIDE: Paved patio area having steps leading to lawn with rear decking for seating, mature shrubs, bushes and trees.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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 : D **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.