

ACRES
Collection



10 PLOUGH COURT, FOUR OAKS, B75 5PW

OFFERS AROUND - £900,000

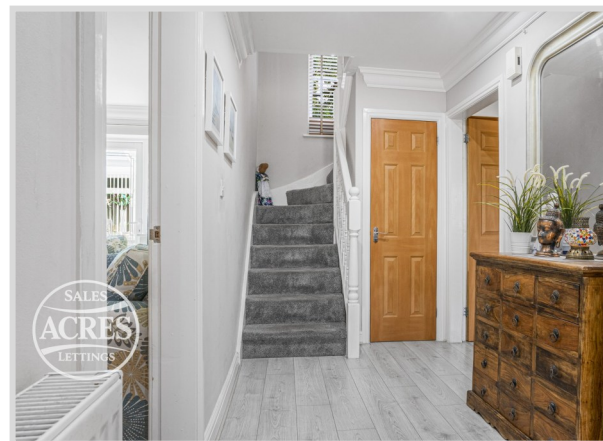
Set within an exclusive private cul-de-sac just off the highly sought-after Slade Road, this exceptional five/six bedroom detached family home presents a rare opportunity to acquire a beautifully presented residence in one of Four Oaks' most prestigious and desirable locations. Combining elegant presentation with practical design, the property has been finished and decorated to an excellent standard throughout, creating a home that is both stylish and welcoming. Thoughtfully planned to meet the demands of modern family life, it offers a superb balance of spacious reception areas, contemporary open-plan living and versatile accommodation, making it equally suited to growing families, those who enjoy entertaining, or buyers seeking flexible living arrangements.

At the heart of the home is an impressive open-plan kitchen, dining and family area, designed to provide a sociable and functional space for everyday living, while generous reception rooms offer additional areas for relaxation, entertaining and home working. The well-proportioned accommodation continues across both floors, with five excellent first floor bedrooms providing ample space for family and guests alike. Two well appointed en-suite bath/shower rooms complement a superbly finished family bathroom, all presented to a high specification. The flexible ground floor layout also offers a potential sixth floor bedroom or additional work-from-home space, ensuring the property can adapt to a wide range of lifestyle requirements, with the added benefit of a ground floor wet room. Occupying a prime position within this quiet and exclusive setting, and benefiting from its close proximity to highly regarded schools, local amenities, transport links and surrounding green spaces, this outstanding home combines luxury, comfort and convenience in equal measure. A property of this calibre is rarely available, and internal inspection is essential to fully appreciate the quality, space and exceptional lifestyle on offer.

Set back from the roadway behind a block paved driveway and fore garden, access to the property is gained via central pathway leading to:

CANOPY PORCH: Obscure pvc double glazed multi-locking front door opens to:

WELCOMING RECEPTION HALL: Wood effect flooring, large storage cupboard, stairs off, radiator, doors to:



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SALES
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LETTINGS

GUESTS WC: Obscure pvc double glazed window to front, low level wc, brick tiled splash backs, wash hand basin having vanity unit below, tiled flooring.

LOUNGE: 21'5" max / 19'10" min x 10'8" Pvc double glazed box window to front, pvc double glazed window to rear, stone effect feature fireplace with mantle and surround, wood effect flooring, radiator.

OPEN PLAN KITCHEN, DINING & FAMILY AREA: 29'5" x 11'5" max / 7'9" min Pvc double glazed windows to front and rear, double glazed doors to side, one and a half bowl sink drainer unit set into box edged granite work surfaces, brick effect tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, pull out larder unit, space for Range style cooker, seven ring gas hob with extractor canopy over, integrated dishwasher, breakfast bar with space for two stools, space for fridge/freezer leading to dining area having radiator, wood effect flooring throughout.

CONSERVATORY: 17' x 11' Pvc double glazed windows to each elevation and French doors to side, wood effect flooring, self cleaning roof, radiator, accessed via kitchen and lounge.

SITTING ROOM/POTENTIAL GROUND FLOOR BEDROOM: 16' max / 10' min x 9'8" Pvc double glazed window to rear, wood effect flooring.

GROUND FLOOR SHOWER ROOM: 5'7" x 5'7" Obscure glazed window to side, marble effect splash backs, low level wc, wash hand basin with vanity unit below, shower area with floor drain, ladder style radiator.

UTILITY ROOM: Stainless steel sink/drainers unit set into rolled edge work surfaces, plumbing and space for washing machine, space for tumble dryer, fitted wall and base units, wood effect flooring, door to garage.

STAIRS TO LANDING: Large pvc double glazed window to rear, radiator, doors to:

BEDROOM ONE: 14'2" max / 11'9" min x 11'7" Pvc double glazed windows to side and rear, double walk-in wardrobe with shelving and hanging rails, radiator, door to:

EN-SUITE BATHROOM: 9'7" x 8'1" Pvc double glazed window to rear, corner bath, enclosed corner shower cubicle with glazed sliding shower screen, wash hand basin with vanity unit below, low level wc, tiled flooring, chrome ladder style radiator.



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.





BEDROOM TWO: 14' x 8'1" Pvc double glazed window to front, shelving to wall, radiator, door to:

EN-SUITE SHOWER ROOM: Matching suite comprising enclosed shower cubicle with glazed sliding shower screen, wash hand basin with vanity unit below, low level wc, splash backs, tiled flooring.

BEDROOM THREE: 10'3" x 10'2" Pvc double glazed window to front, radiator.

BEDROOM FOUR: 10'3" x 10'1" Pvc double glazed window to front, radiator.

BEDROOM FIVE: 11'6" x 8'5" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 6'4" x 5'6" Obscure pvc double glazed window to front, matching suite comprising double walk-in shower with glazed shower screen and sliding door, wash hand basin with bespoke vanity unit bench, low level wc, marble effect splash backs, part tiled walls, granite window ledge, heated towel rail.

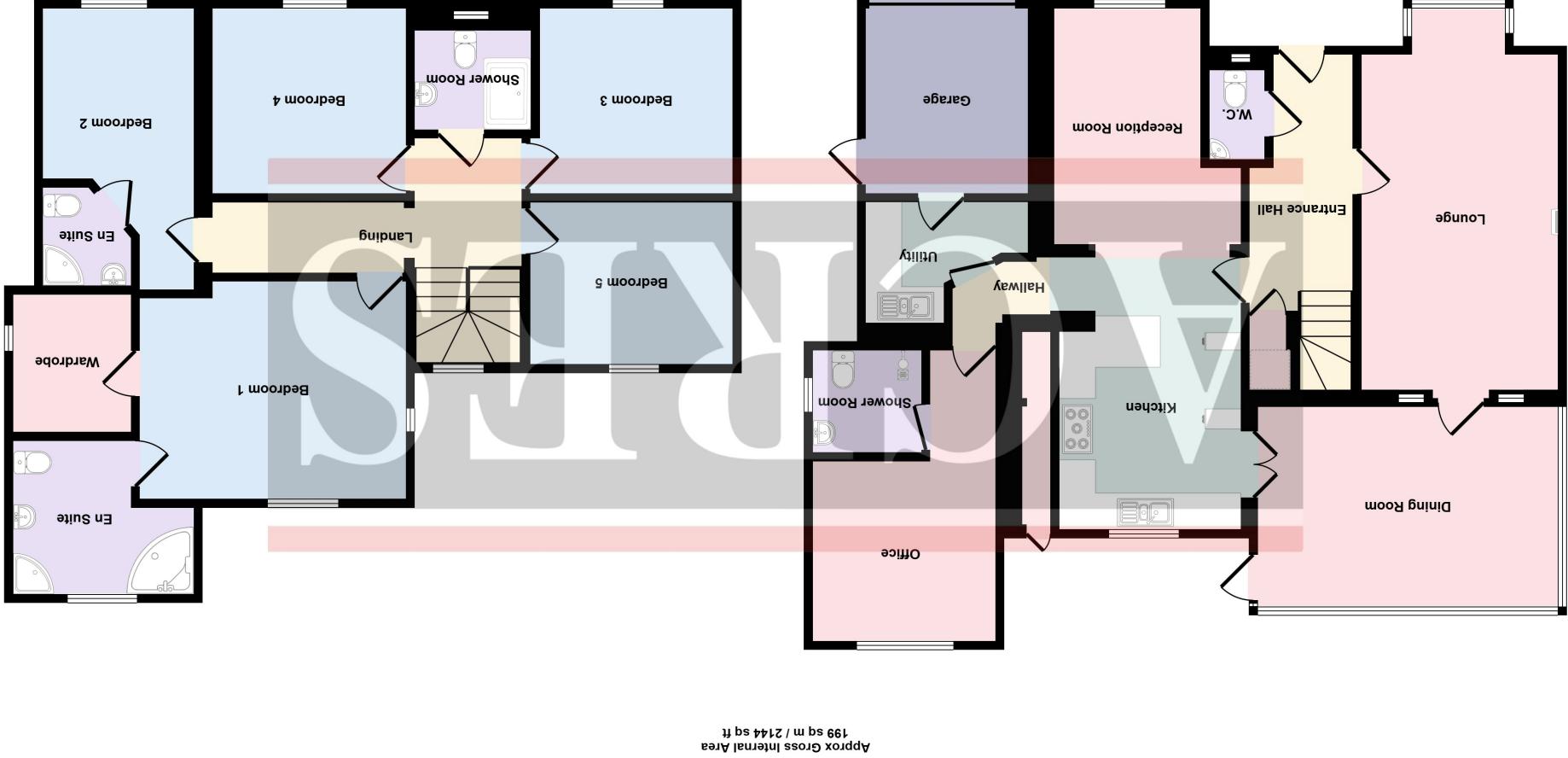
GARAGE/STORE: 10'8" x 8'9" Converted into storage room, shelving to walls, obscure glazed door to side. (Please check the suitability of this garage for any potential vehicle)

OUTSIDE: Having mature shrubs, bushes and trees to side and rear, there is a paved patio area with lawn and shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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, 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.