



41 BENNETT ROAD, FOUR OAKS, B74 4TH

OFFERS AROUND - £950,000

This outstanding detached family home is ideally positioned within the heart of Four Oaks, one of Sutton Coldfield's most sought after locations. The property is set just a short stroll from the magnificent Sutton Park, a vast 2,400-acre area of natural parkland offering beautiful walks, open heathland, woodland, and lakes. A range of shopping facilities are available nearby at The Crown, with a further selection of shops, cafés, and restaurants located within the ever popular Streetly Village. The property is also well placed for highly regarded local schooling and benefits from convenient access to the Cross City rail line, providing excellent commuter links.

The property itself has been extensively and comprehensively refurbished recently creating a beautifully appointed family home, finished to an exceptional standard. The accommodation of course benefits from renewed pvc double glazing and renewed gas central heating, together with being re-wired, having a new roof, and the main water main replaced. Entered via a welcoming reception hall which immediately sets the tone for the spacious accommodation with a superb formal lounge providing an elegant space to relax, having feature fireplace. A particular highlight of the home is the stunning open-plan family living space and dining kitchen, designed perfectly for modern family living and entertaining. The kitchen is comprehensively fitted with a range of contemporary units complemented by feature quartz work surfaces, integrated appliances, and a large central island. The space is flooded with natural light thanks to two impressive roof lanterns, while double-glazed bi-fold doors open directly onto the rear garden, together with a separate utility room providing a large space for laundry and household appliances. The ground floor also benefits from a superb principal bedroom suite, with a well-appointed ensuite shower room. In addition, there is a further double bedroom and a stylish ground floor shower room, which also serves as an excellent guest cloakroom facility.

A feature return staircase rises to a part-galleried landing, giving access to three further bedrooms. Two of these are spacious doubles and both enjoy their own well-appointed ensuite shower rooms, while the fifth bedroom offers versatility and could easily be utilised as a home office or study if required. Externally, the property is complemented by a single garage and a private rear garden, viewing is highly recommended to fully appreciate the quality and space.



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SALES
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Set back from the roadway behind a multi-vehicle block paved driveway, access is gained to the property via a double glazed door opening to:

LARGE ENCLOSED PORCH: Double glazed window to fore, double built-in storage cupboard, radiator, feature door with double glazed insets opens to:

DEEP, WELCOMING RECEPTION HALL: Pvc double glazed windows to fore, double and single built-in storage cupboards, two radiators, stairs off.

ATTRACTIVE, SPACIOUS LOUNGE: 17'2" max / 9'3" min x 15'8" max / 11'10" min Two pvc double glazed windows to side, central feature living flame effect fire having contemporary wooden panelling, double radiator, wide glazed bi-fold doors open to:

COMPREHENSIVELY FITTED BREAKFAST KITCHEN INCORPORATING FAMILY & DINING AREAS: 31'1" x 18'6" max / 17'8" min

Family Area: Wide double glazed bi-fold doors to rear, double glazed roof lantern over, space for sofa, being open plan to:

Dining Area: Space for dining table, double radiator, being open plan to:

Breakfast Kitchen: Pvc double glazed window to rear, there is a range of contemporary units fitted to both base and wall level including drawers, complemented by sweeping quartz feature work surfaces with matching splash backs, Belfast sink, flush fitting induction hob, twin elevated ovens and microwaves, integrated dishwasher, wine chiller, large central island unit having co-ordinating base units, quartz work top and four space breakfast bar, in turn with double glazed roof lantern over.

UTILITY ROOM: 11'6" max / 7'4" min x 9'1" max / 5'3" min Pvc double glazed window and part double glazed door to side, fitted wall and base units, marble style work surfaces, recesses for appliances, ladder style radiator, boiler cupboard.

MASTER BEDROOM: 20'8" plus door recess x 11'9" max / 11'1" min Pvc double glazed window to front, elevated double glazed Velux window to rear set into a part vaulted recess with high level concealed storage area, double radiator, two built-in wide wardrobes.

EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to side, matching white suite comprising large shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, ladder style radiator, contemporary marble styled tiling to walls and floor.



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 FOUR: 11'10" x 11' plus door recess Pvc double glazed window to side, double built-in wardrobe, radiator.

GROUND FLOOR SHOWER ROOM/GUESTS WC: Obscure pvc double glazed window to side, matching white suite comprising large shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, ladder style radiator, contemporary marble styled tiling to walls and floor.

RETURN STAIRS TO LANDING: Large double glazed Velux window to side, built-in double storage cupboard.

BEDROOM TWO: 20'3" into recess x 14'4" x 13'2" max / 11'1" min Double glazed window to rear, four built-in storage cupboards/wardrobes, double radiator.

EN-SUITE SHOWER ROOM: Double glazed Velux window to side, matching white suite comprising large shower cubicle, vanity wash hand basin with double base unit beneath, low flushing wc, complementary tiling to walls and floor, ladder style radiator.

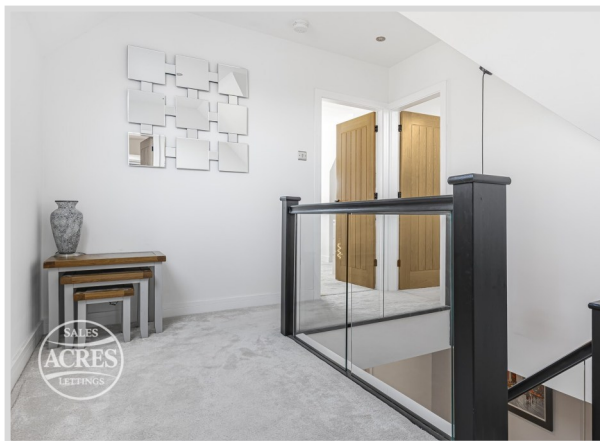
BEDROOM THREE: 18'2" plus door recess x 12'1" max / 11'4" min Pvc double glazed window to front, radiator, built-in wardrobe, door accessing eaves.

EN-SUITE SHOWER ROOM: Double glazed Velux window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, complementary tiling to walls and floor, ladder style radiator.

BEDROOM FIVE/STUDY: 9'9" x 8'8" Double glazed Velux window to front, radiator.

GARAGE: 17'6" x 8'7" Pvc double glazed window to side, door to reception hall (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area to a lawned rear garden flanked by borders having shrubs and bushes, timber fencing.





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Approx Gross Internal Area
245 sq m / 2634 sq ft



Ground Floor
Approx 178 sq m / 1911 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor
Approx 67 sq m / 723 sq ft

