

ACRES

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- Extended, comprehensively refurbished, detached family home
- Four double bedrooms, including a superb principal bedroom with stylish en-suite bathroom.
- Beautifully appointed family shower room finished with contemporary fittings.
- Two spacious reception rooms, both complemented by bespoke media walls.
- Stunning open-plan breakfast kitchen/dining room with quality units & integrated appliances
- Utility & guests wc
- Integral garage
- Generous rear garden
- Finished to a high standard with quality fixtures & fittings
- Ideally placed for local amenities, well regarded schools & excellent transport links.



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

This exceptional detached family residence has been thoughtfully extended, beautifully improved and comprehensively refurbished to an outstanding standard throughout, creating a home that perfectly blends generous family living with contemporary style. Offering spacious and versatile accommodation, the property briefly comprises a welcoming entrance hall, two superb reception rooms with bespoke media walls, a stunning open-plan breakfast kitchen/dining room ideal for everyday family life and entertaining, four excellent double bedrooms including a principal bedroom with en-suite bathroom, a beautifully appointed family shower room, garage and a generous, professionally maintained rear garden. Early internal inspection is highly recommended to fully appreciate the quality, size and finish on offer.

Set back from the roadway behind a multi-vehicle paved driveway, access to the property is gained via a canopy porch with composite, multi-locking obscure glazed front door opens to:

SUBSTANTIAL, WELCOMING RECEPTION HALLWAY: Panelled walls, marble effect tiled flooring with under floor heating, stairs off, useful under stairs storage cupboard, doors to:

LOUNGE: 18'11" x 10'8" Pvc double glazed bay window to front with fitted shutters, panelled feature media wall, radiator.

HOME OFFICE: 10'8" x 6'5" Glazed picture window, radiator.

FAMILY ROOM: 19'7" x 14'2" Double glazed bi-fold doors to rear, feature media wall, shelving, panelling to walls, wood effect flooring.

FITTED KITCHEN: 22'10" x 12' Pvc double glazed French doors to rear, roof lantern, sink unit set into marble effect work surfaces, there is a range of fitted units to both base and wall level including drawers, inset oven and grill with five ring gas hob over and extractor canopy over, central breakfast bar/island unit with space for five stools, under floor heating.

GUESTS WC: Obscure glazed window to side, low level wc, marble effect tiled walls and floor, wash hand basin.

UTILITY AREA: Space and plumbing for washing machine and tumble dryer

STAIRS TO LANDING: Doors to:

BEDROOM ONE: 19'7" x 7' Pvc double glazed window to front, door to:

EN-SUITE BATHROOM: Obscure double glazed window to rear, bath with shower over and glazed shower screen, wash hand basin, low level wc, tiled walls and floor.

BEDROOM TWO: 12' x 10'11" Pvc double glazed window to front, radiator.

BEDROOM THREE: 12' x 10'11" Pvc double glazed window to rear, radiator, built-in wardrobes.

BEDROOM FOUR: 8' x 7'9" Pvc double glazed window to front, radiator.

LUXURIOUSLY APPOINTED SHOWER ROOM: Obscure pvc double glazed window to rear, double shower unit with twin shower sprays and glazed screen, wall hung low level wc and wash hand basin, sensor mirror, marble effect tiled walls and floor, useful fitted storage cupboard, gold dusted fittings and ladder style radiator.

GARAGE: Up and over garage door to front (Please check the suitability of this garage for your own vehicle)

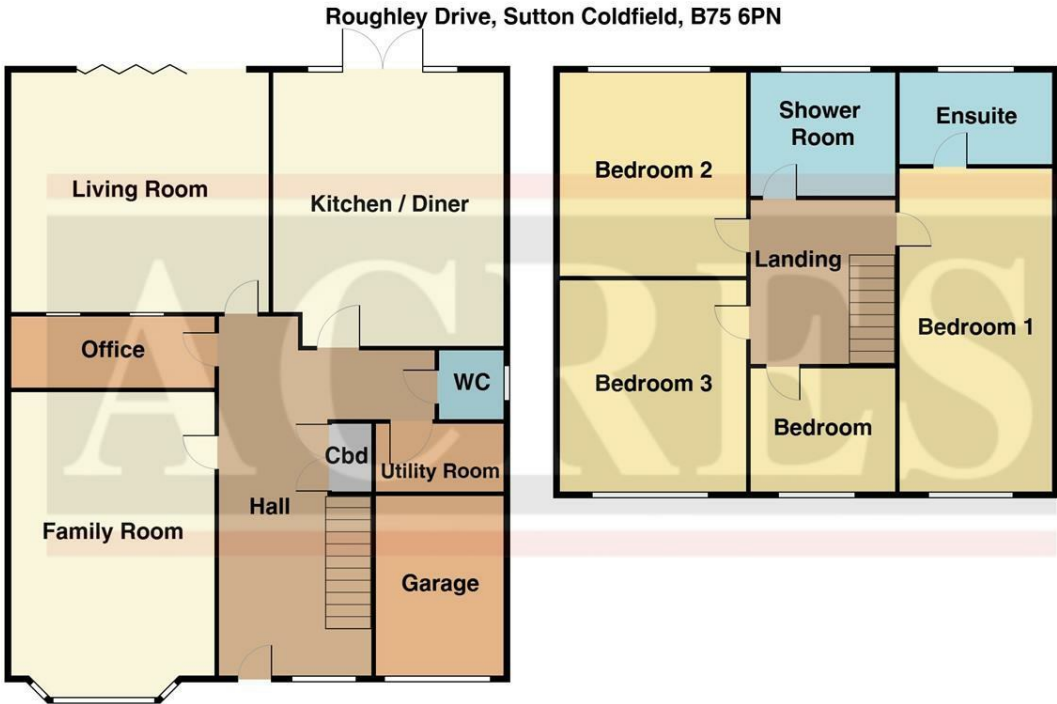
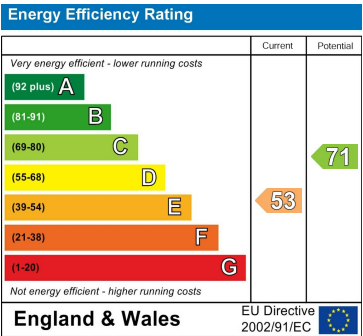
OUTSIDE: Paved patio area leading to a generous lawn with borders having mature shrubs and bushes, timber fencing.



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 321 2101



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.