

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Substantial detached family home
- Four double bedrooms to the first floor
- Master bedroom with en-suite shower room & balcony enjoying open views to rear
- Ground floor bedroom five or possible den/play room
- Well appointed family bathroom
- Impressive open-plan kitchen and living area forming the heart of the home
- Separate dining room & study
- Private rear garden with swimming pool ideal for outdoor entertaining & relaxation
- Enjoying beautiful countryside and field views to both the front, side & rear
- Set in a desirable location with a semi-rural feel



SLADE ROAD, FOUR OAKS, B75 5PE - OFFERS AROUND £800,000

Set on the ever popular Slade Road and enjoying beautiful countryside views to both the front and rear, this impressive, detached, period style family home offers a wonderful blend of character, space and versatility. Boasting extended living accommodation ideal for modern family life, the property features a superb open-plan kitchen and living area forming the heart of the home, complemented by a separate dining room and a versatile study. A ground floor bedroom further enhances the flexibility of the layout which could also serve as a playroom, snug or additional sitting room. To the first floor are four generous double bedrooms, master benefiting from an en-suite, together with a well-appointed family bathroom. The principal bedroom enjoys the added luxury of a balcony overlooking the surrounding fields, making the most of the delightful countryside outlook. Externally, the property enjoys a private garden with swimming pool, providing a superb outdoor space for relaxation and entertaining, all while taking in the stunning rural views.

Set back from the roadway behind an in and out block paved driveway, access to the property is gained via a multi-locking front door into:

RECEPTION HALL: Obscure glazed leaded window to front, stairs off, two stained glass windows to side, two radiators, one having a decorative cover, engineered oak wood flooring, doors to:

STUDY: 15'6" x 11'1" Pvc double glazed bay window to front, full width built-in storage cupboard with sliding door, radiator.

DINING ROOM: 13'2" x 14'4" max / 12'1" min Pvc double glazed bay window to front, stained glass picture window to kitchen, engineered oak wood flooring, radiator.

BEDROOM FIVE/PLAY ROOM/DEN: 13'8" x 11'1" max / 10'4" min Pvc double glazed bay window to front, shelving to wall, radiator.

SITTING ROOM: 22'3" x 17'4" max / 14'8" min Two double glazed and windows to rear, double glazed door and window to side, log burning stove set on a rustic brick/stone hearth, feature rustic brick effect wall, two Velux skylights, engineered oak wood flooring, radiator, opening to:

FITTED KITCHEN/DINER: 15'6" x 9'11" Pvc double glazed window to rear, one and a half bowl stainless steel sink/drain unit set into rolled edge granite work surfaces, contemporary brick effect tiled splash backs, there is a comprehensive range high gloss units fitted to both base and wall level including drawers, central island unit with breakfast bar having space for four stools, space for Range style cooker, integrated dishwasher and fridge/freezer, tiled flooring, radiator, oak stable effect door into:

UTILITY ROOM: Multi-locking pvc double glazed door to rear, stainless steel sink unit set into rolled edge work surfaces, fitted units to both and wall level, plumbing and space for washing machine and dryer, space for additional fridge/freezer, access to pump room for swimming pool, tiled floor, radiator, door to:

GUESTS WC: Low level wc, storage/display shelving, tile effect flooring.

STAIRS TO LANDING: Oak staircase, panelling to walls, stained glass picture to hallway, doors to:

BEDROOM ONE: 19'8" max / 8'11" min x 17'1" Pvc double glazed window to front, pvc double glazed double doors to balcony, , radiator, access to en-suite, inner hallway leading to main bedroom having four double built-in wardrobes with sliding mirrored doors, radiator.

EN-SUITE SHOWER ROOM: 9'11" x 4'5" Pvc double glazed window to rear, walk-in shower with glazed shower screen, low level wc, wash hand basin, wood effect flooring, traditional styled radiator.

BEDROOM TWO: 14'3" x 12'3" Pvc double glazed window to front, one double and one single built-in wardrobes, radiator.

BEDROOM THREE: 13'4" x 12'3" Pvc double glazed window to front, three double built-in wardrobes, radiator.

BEDROOM FOUR: 10'5" x 8'10" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 9'6" x 6'1" max / 5'2" min Pvc double glazed window to rear, feature claw footed bath with shower over and glazed shower screen, tiled walls, low level wc, wash hand basin, tiled flooring, traditional radiator with towel rail.

OUTSIDE: Large paved patio area ideal for entertaining and dining, leading to a generous lawn with open views over fields to rear and side, air source heat pump heated swimming pool, having mature shrubs, bushes and trees.



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)

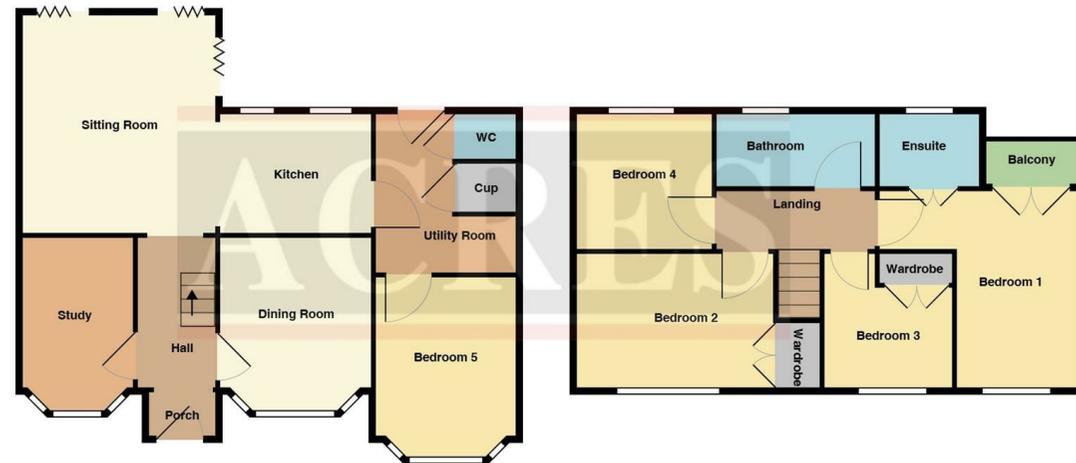
COUNCIL TAX BAND : G **COUNCIL :** Birmingham

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		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



Slade Road, Sutton Four Oaks, Sutton Coldfield, B75 5PE



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.

