

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Five bedrooms
- Two en-suites & two family bathrooms
- Superb open-plan breakfast kitchen combining family area
- Separate lounge area
- Utility & guests wc
- Network points throughout & oak internal doors adding character & quality
- Built in 2022, modern construction & layout
- Multi-purpose summer house in rear garden
- Close by to Four Oaks train station & well regarded local schooling
- Convenient for commuter routes & local amenities



HILL HOOK ROAD, FOUR OAKS, B74 4EF - OFFERS OVER £725,000

Built in 2022 so still having an NHBC guarantee, this elegant, detached home beautifully combines generous living space with high quality finishes throughout. Features include network points in every room, solid oak internal doors, and a superb open plan breakfast kitchen / dining / living area alongside a separate lounge. There's also a versatile multi-purpose summer house — ideal as a home office, games room, study or relaxation space. Situated in a very good school catchment, with excellent transport links and easy access to Four Oaks train station, this is a perfect property for growing families or professionals seeking comfort, style and convenience.

Set back from the roadway behind a multi-vehicle driveway, with shrubbery and borders to fore, access to the property is gained via a paved walkway leading to a composite front door into:

WELCOMING RECEPTION HALL: Under stairs storage cupboard, Karndean flooring, stairs off, under floor heating, doors to:

GUESTS WC: Obscure double glazed window to front, low level wc, vanity wash hand basin, feature tiled walls, Karndean flooring with under floor heating.

LOUNGE: 17'3" x 10'6" Pvc double glazed window to front, under floor heating, TV and intranet points, archway leading to:

SUPERB OPEN PLAN KITCHEN COMBINING FAMILY AREA: 23'8" x 18'1" Offering bi-fold doors to rear, stainless steel sink unit with hot water tap, set into quartz work surfaces, there is a range of soft close fitted units to both base and wall level including drawers, co-ordinating quartz splash backs, Bosch oven, Bosch combi microwave/oven, four ring Bosch induction hob with extractor canopy over, integrated Bosch dishwasher, Hoover wine cooler and Bosch fridge/freezer, central island having storage and breakfast bar with space for four stools, space for dining table and chairs, together with sofa, network/media outlets, Karndean flooring with under floor heating.

UTILITY: Plumbing and space for washing machine and dryer, work surfaces, cupboard housing Worcester central heating boiler, Karndean flooring.

STAIRS TO FIRST FLOOR LANDING: Obscure pvc double glazed window to side, doors to:

BEDROOM ONE: 16'7" x 9'7" Pvc double glazed door to Juliet balcony, double fitted wardrobe with sliding mirrored doors, radiator, door to:

EN-SUITE: Obscure pvc double glazed window to side, corner enclosed shower cubicle with glazed shower screen, feature tiled walls, low level wc, wash hand basin with vanity unit below, ladder style radiator.

BEDROOM TWO: 11'3" x 9'5" max / 7'9" min Pvc double glazed window to front, radiator, alcove for wardrobe.

EN-SUITE: Obscure pvc double glazed window to front, tiled splash backs, enclosed corner shower cubicle with sliding shower screen, low level wc, wash hand basin with vanity unit below, part tiled walls, storage/display shelving.

BEDROOM THREE: 12'9" x 7'8" Pvc double glazed window to rear, double fitted wardrobe, radiator.

FAMILY BATHROOM: 6'8" x 5'5" White suite comprising bath with twin shower sprays, feature tiled splash backs, wash hand basin with vanity unit below, low level wc, tiled flooring, ladder style radiator.

STAIRS TO SECOND FLOOR LANDING: Obscure pvc double glazed window to side.

BEDROOM FOUR: 18' x 9'4" Pvc double glazed to rear, radiator, two alcoves for storage/wardrobes.

BEDROOM FIVE: 12'9" x 8'3" Pvc double glazed window to side, radiator.

SECOND FLOOR BATHROOM: 5'6" x 5'2" Bath with shower over, wash hand basin having vanity unit below, low level wc, part tiled walls, tiled flooring, ladder style radiator.

OUTSIDE: Two separate paved seating/patio areas, ideal for entertaining, lawn with borders having a variety of shrubs, bushes and trees

GARDEN ROOM/STUDIO: 12'3" x 12'2" Having French doors out, offering versatility to be utilised as potential home office/gym with smaller side room being 12'2" x 2'8" with storage space to side having plumbing for potential en-suite.

** Please note the vendor of the above property is an employee of Acres Estate Agents **



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)

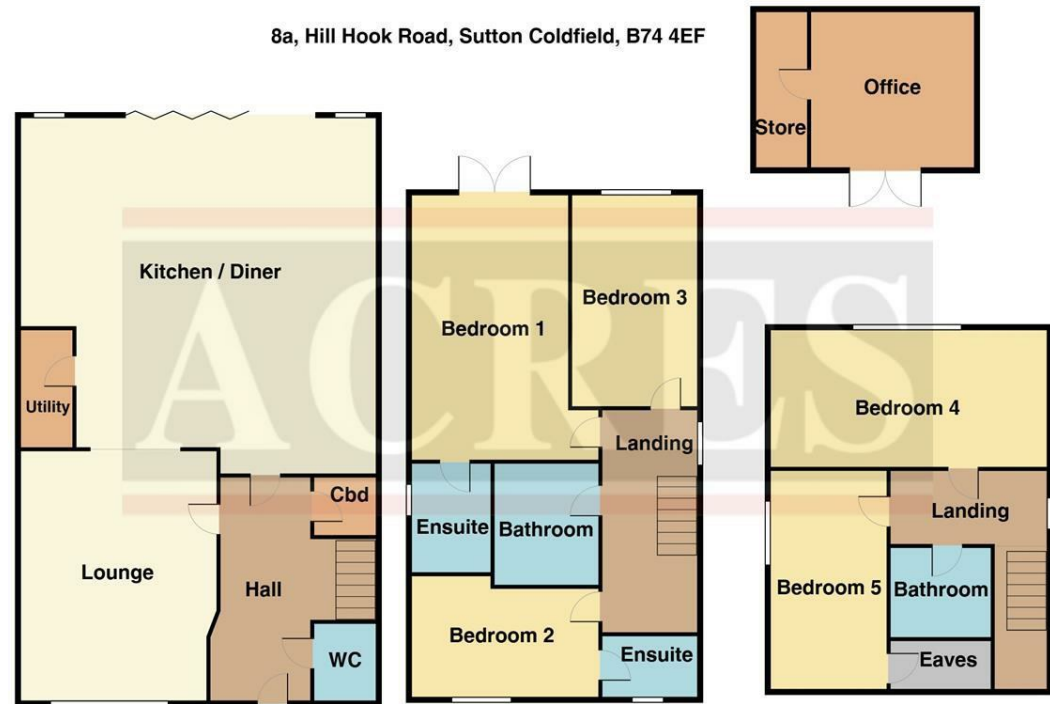
COUNCIL TAX BAND : E **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	85 93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



8a, Hill Hook Road, Sutton Coldfield, B74 4EF



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.

