

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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www.acres.co.uk



- Four good bedrooms
- Feature white en-suite bathroom
- Well appointed shower room
- Substantial, imposing through lounge with feature fireplace
- Large rear conservatory
- Delightful, comprehensively fitted breakfast kitchen with appliances
- Utility room & guests w.c.
- Double garage with electric door
- Set in a small cul-de-sac
- Close to public transport & well regarded schooling



**RYKNILD CLOSE, FOUR OAKS, B74 4UP - OFFERS AROUND £800,000**

This outstanding, delightful, substantial and much improved, Freehold detached family home occupies a particularly attractive position, set within a pleasant cul-de-sac and just a short stroll from open countryside. Ideally located for access to the Cross City rail line, the property offers gas central heating and pvc double glazing (both where specified). Finished throughout to an exacting specification, the property's generous proportions and thoughtful improvements require an internal inspection to appreciate.

The accommodation is entered via a welcoming reception hall, setting the tone for the space and flow of the home, with a guests cloakroom/W.C. off. The substantial through lounge offers a feature fireplace and ample space for both formal seating and relaxed family living. This room flows effortlessly into the large rear conservatory enjoying views over the garden. Undoubtedly the heart of the home is the comprehensively fitted breakfast kitchen, a truly exceptional space designed with modern family living in mind. The kitchen features a central island and generous worktop space, together with wide bi-fold doors opening directly onto the rear garden, with the added benefit of a separate utility room off. To the first floor, the property offers four large bedrooms, the master having a white en-suite bathroom, together with a large shower room. Externally, the property is enhanced by a double garage with electric, remote controlled door, together with a well screened rear garden.

Set back from the roadway behind a lawned fore garden and block paved, twin car driveway with pathway, access is gained to the property via:

**CANOPY PORCH:** Multi locking front door opens to:

**WELCOMING RECEPTION HALL:** Feature radiator, cloaks cupboard, contemporary tiled floor.

**GUESTS CLOAKROOM/W.C.:** Pvc double glazed obscure window to side, white, low flushing w.c., wall hung wash hand basin with base unit beneath, chrome ladder style radiator, contemporary tiled floor.

**SPACIOUS THROUGH LOUNGE:** 25'3" x 12'0" Pvc double glazed bow window to front, limestone feature fire surround with hearth and mantle with recess, two double radiators, wide bi-fold double glazed doors open to:

**LARGE CONSERVATORY:** 18'7" x 11'9" Pvc double glazed windows to side and rear elevation with double glazed, double French doors to garden, double radiator, tiled floor.

**COMPREHENSIVELY REFITTED BREAKFAST KITCHEN:** 19'7" x 16'3" max / 14'9" min Wide, double glazed bi-fold doors to rear garden, central island unit having fitted base units beneath, granite style worksurface with inset flush fitting hob having central concealed extractor, there is a wide side slate style four space breakfast bar, furthermore, there is a comprehensive range of co-ordinating, handleless, contemporary units to both base and well level having concealed LED lighting, integrated twin ovens, concealed fridge freezer and dishwasher, further matching worksurfaces with inset deep bowl sink unit having hot water tap, tall feature radiator, further radiator, contemporary tiled floor.

**UTILITY ROOM:** 8'7" x 5'8" Pvc double glazed window and half double glazed door to side, there is a range of fitted base units being co-ordinated with kitchen together with matching worktop, contemporary tiled floor.

**STAIRS TO LANDING:** Doors to:

**BEDROOM ONE:** 16'10" x 14'8" max / 10'8" min Pvc double glazed window to rear, radiator, double and single fitted wardrobe with sliding doors.

**EN-SUITE BATHROOM:** Pvc double glazed obscure window to side, matching well appointed white suite comprising whirlpool bath, large shower cubicle with glazed splashscreen, vanity wash hand basin, low flushing w.c., complementary half height tiling to walls with matching floor, chrome ladder style radiator.

**BEDROOM TWO:** 13'2" max x 12'0" Pvc double glazed window to rear, double built-in wardrobe, radiator.

**BEDROOM THREE:** 12'0" x 11'10" min Pvc double glazed window to front, radiator, built-in double wardrobe.

**BEDROOM FOUR:** 11'4" max / 9'1" min x 8'8" Pvc double glazed window to rear, double fitted wardrobe with sliding door having end storage/display shelving.

**WELL APPOINTED SHOWER ROOM:** Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle with drying area, glazed splash screens, wide wash hand basin with double base unit beneath, low flushing w.c., chrome ladder style radiator, complementary tiling to walls and floor, deep linen/storage cupboard.

**DOUBLE GARAGE COMBINING LAUNDRY AREA:** 17'10" x 14'6" (please check the suitability of this garage for your own vehicle) Remote controlled garage door, pvc double glazed windows to either side, door to side, plumbing for washing machine, space for dryer and fridge freezer.

**OUTSIDE:** Paved patio area to a lawned rear garden having low level inset courtesy lighting, shrubs and bushes, timber fencing, timber shed to side.



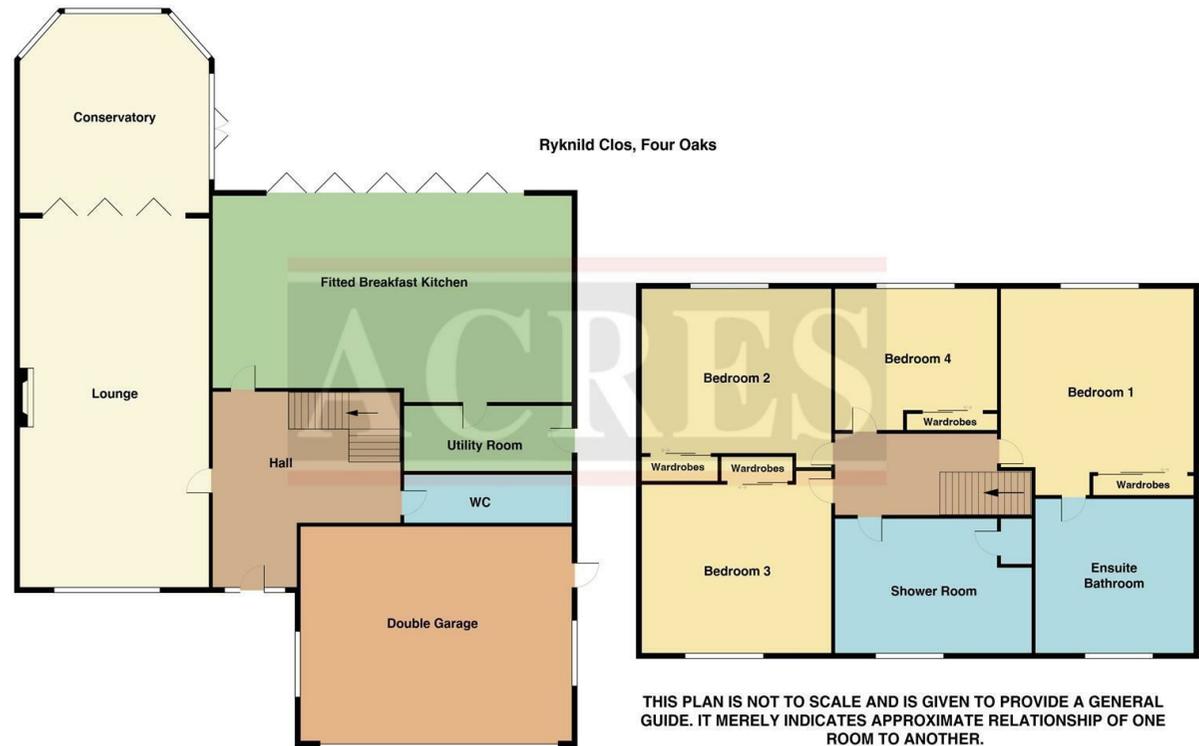
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :**                      **COUNCIL :**

**VIEWING:**                      Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	81

England & Wales      EU Directive 2002/91/EC



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.

