

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- Four bedrooms
- Two bathrooms & separate wc
- Attractive lounge with log burner style stove
- Dining room opening to:
- Large garden room / day room
- Fitted kitchen with appliance / utility room off & guest wc
- Well stocked rear garden
- Set in a centrally located cul de sac
- Close to well regarded schooling, public transport and Mere Green
- No upward chain



***GRESLEY CLOSE, FOUR OAKS, B75 5HT - PRICE £540,000***

Set in a central, convenient and well-regarded location, just a few hundred metres from the heart of Mere Green with its host of shops and further facilities, the property is similarly placed for the ever popular and sought after Arthur Terry Senior School. Furthermore, the property benefits from having no upward chain. Served locally by excellent public transport links, including the Cross City rail line at Butler's Lane Station, this much improved and enlarged Freehold family home offers spacious and thoughtfully designed accommodation.

Complemented by gas central heating and having PVC double glazing (both where specified), to fully appreciate the accommodation on offer, its proportions and many features, we highly recommend internal inspection. Briefly comprising: enclosed porch opening to a welcoming reception hall, there is a spacious lounge with feature log burning stove, dining room and large rear garden room, the property has a fitted kitchen with integrated appliances & gas hob, utility room, guest cloakroom/WC and side lobby. To the first floor you will find four bedrooms and two bathrooms with separate wc. The property additionally benefits from a garage styled storeroom and a well-stocked rear garden.

Set back from the roadway behind a block paved driveway (having potential to be enlarged as desired) and having borders with shrubs and bushes, access to the property is gained via double glazed sliding doors into:

**PORCH:** Quarry tiled floor, oak effect front door with obscure glazed inset opens to:

**RECEPTION HALL:** Obscure glazed window to front, engineered oak flooring, stairs off, under stairs storage space, radiator, doors to:

**LOUNGE:** 16'10" max / 12'8" min x 10'11" (4.87m max / 3.65m x 3.04m) Pvc double glazed bay window with inset blinds to front, log burner style gas fire with beam over and slate hearth, radiator.

**DINING ROOM:** 10'6" x 9'2" (3.04m x 2.74m) Glazed door to kitchen, sliding doors to sun room, oak engineered flooring, radiator. Opening to garden room and in turn to garden.

**SUN ROOM:** 12'8" x 8'8" (3.65m x 2.43m) Pvc double glazed windows to rear, pvc double glazed French doors to side, lantern roof light, tiled floor with under floor heating.

**FITTED KITCHEN:** 12'9" max / 5'9" min x 10'5" (3.65m max / 1.52m min x 3.04m) Pvc double glazed window to rear, stainless steel sink/drainage unit set into rolled edge work surfaces with complementary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated oven, space for microwave, four ring gas hob with extractor canopy over, oak engineered flooring, radiator.

**SIDE LOBBY:** Pvc double glazed window to side, pvc double glazed door to rear, radiator, oak engineered flooring, opening to:

**GUESTS WC:** Low level wc, wall hung sink unit, tiled walls, radiator, oak engineered flooring.

**UTILITY:** Belfast sink unit set into box edged work surfaces, space for fridge/freezer, fitted units to both base and wall level, space and plumbing for washing machine and dryer, tile floor with under floor heating, door to garage/store:

**STAIRS TO SPLIT DIRECTIONAL LANDING:** Doors to:

**BEDROOM ONE:** 13'5" x 10'1" (3.96m x 3.04m) Pvc double glazed window to front, two double built-in wardrobes with overhead storage, radiator.

**BEDROOM TWO:** 10'9" x 9'10" (3.04m x 2.77m) Pvc double glazed window to rear, one double built-in storage cupboard, radiator.

**BEDROOM THREE:** 12'4" x 7'3" (3.65m x 2.13m) Pvc double glazed window to front, radiator.

**BEDROOM FOUR:** 10' x 7'6" (3.04m x 2.13m) Pvc double glazed window to front, radiator.

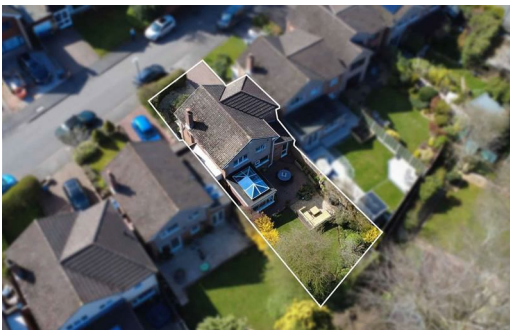
**BATHROOM:** 4'8" x 4' (1.21m x 1.21m) White suite comprising bath with shower over, feature tiled splash back and glazed shower screen, wash hand basin with vanity unit below, tiling to walls, Karndean flooring, radiator.

**FAMILY BATHROOM:** 7'4" x 5'5" (2.13m x 1.52m) Obscure pvc double glazed window to rear, suite comprising "swirlpool" bath with shower over, tiled splash backs, wash hand basin, ladder style radiator, Karndean flooring (there is plumbing for an additional wc to be added to this bathroom)

**SEPARATE WC:** Obscure pvc double glazed window to side, tiled splash backs, oak wood flooring.

**GARAGE STYLED STORE ROOM:** 7'5" x 6'1" (2.13 m x 1.82m) Rolling electric garage door to front, storage space.

**OUTSIDE:** Paved patio area with pebbled seating area and sleepers, borders having mature shrubs, bushes and trees, well tended lawn area.



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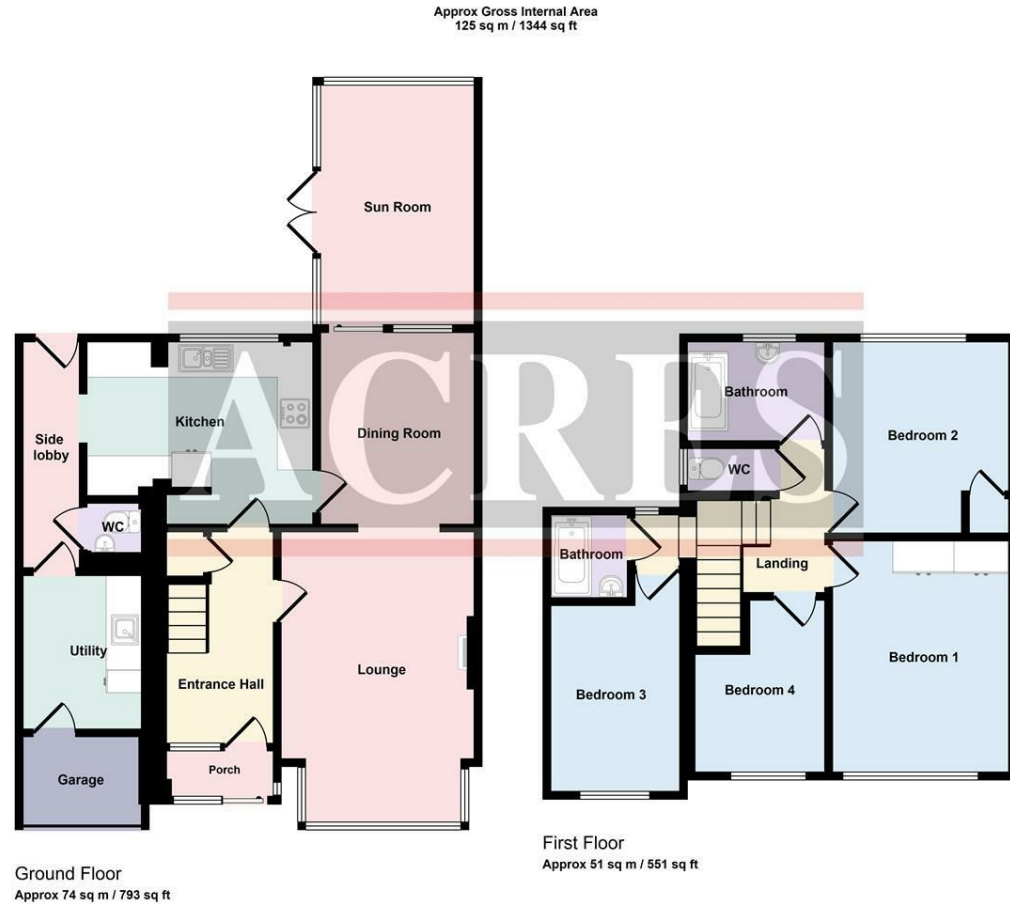


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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

Energy Efficiency Rating		
	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>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

