ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Substantial detached family residence
- Within walking distance of Mere Green's shops, cafés, restaurants & amenities
- Five generous double bedrooms with family bathroom & en-suite shower room
- Impressive luxury spa room
- Spacious lounge, separate dining room & delightful day room/conservatory
- Well-appointed breakfast kitchen & separate summer house
- Delightful rear garden ideal for entertaining and al fresco dining
- Two garages, including detached garage with additional access from Lichfield Road
- Ideally positioned for nearby rail connections & well-regarded local schools
- No upward chain





RIDGEWOOD DRIVE, FOUR OAKS, B75 6TR - OFFERS OVER £700,000

Acres are delighted to offer for sale this exceptional detached family residence, occupying a highly desirable position on Ridgewood Drive in Four Oaks. Being offered to the market with the significant advantage of no upward chain. Finished to an impressive standard throughout, this substantial home provides superbly proportioned and versatile accommodation, perfectly suited to modern family life and entertaining. Briefly comprising a generous lounge, separate dining room, well-appointed breakfast kitchen and delightful day room/conservatory, while a particular highlight is the impressive luxury spa room, creating a wonderful space for relaxation and leisure. Upstairs are five excellent double bedrooms complemented by a well-appointed family bathroom and separate en-suite shower room.

Outside, the property continues to impress with a beautifully maintained garden providing an excellent setting for outdoor dining and entertaining, together with a separate summer house offering further versatile space. The home also benefits from two garages, including a rear detached garage with additional access from Lichfield Road. The location is equally impressive, being within walking distance of Mere Green and its excellent array of shops, cafés, restaurants and everyday amenities, while also being ideally placed for nearby railway connections and well-regarded local schools.

Positioned in the corner of a cul-de-sac, behind a multi-vehicle driveway, steps lead up to an obscure multi-locking pvc double glazed front door into:

RECEPTION HALL: Porthole and further double glazed window to side, oak flooring, stairs off, large useful storage cupboard, archway and decorative coving opening to:

BEDROOM ONE: 14'11" x 14'3" Pvc double glazed French door open to Juliet balcony, pvc double glazed windows to front and side, three built-in wardrobes with sliding doors, two radiators.

WC: Obscure pvc double glazed window to side, low level wc, wash hand basin with splash backs, tile effect flooring, chrome ladder style radiator.

DINING ROOM: 12'3" x 8'10" Pvc double glazed sliding doors to rear, tiled flooring, useful storage cupboard, decorative built-in mirror, archway leading to:

BREAKFAST KITCHEN: 12'7" x 10'8" Pvc double glazed window to rear, large sink/drainer unit set into quartz work surfaces with upstands, there is a range of matching units fitted to both base and wall level including drawers, larder units, space for washing machine, oven/grill and four ring gas hob, breakfast bar to rear with additional storage, integrated fridge/freezer, leading into:

LOBBY: Obscure pvc double glazed windows to front, side and rear, French doors lead into:

CONSERVATORY/DAY ROOM: 19'2" x 11'11" Pvc double glazed windows to front and side, two sets of French doors to rear, Juliet balcony and garden views with tree lined aspect, tiled flooring.

STAIRS TO LANDING: Obscure pvc double glazed window to fore, wooden flooring, useful storage cupboard, access to loft, doors to:

BEDROOM TWO: 14'7" max / 12'4" min x 12' max / 10'5" min Pvc double glazed window to rear, double built-in wardrobes, radiator, door to:

EN-SUITE SHOWER ROOM: Enclosed shower unit with glazed folding shower screen, wall hung sink unit, tiled splash backs, built-in mirrored cabinet.

BEDROOM THREE: 12'10" x 10'7" Pvc double glazed window to rear, large built-in storage cupboard, radiator.

BEDROOM FOUR: 9'11" x 9'4" Pvc double glazed window to front, radiator, decorative coving.

BEDROOM FIVE: 9'3" x 7'4" Pvc double glazed window to rear, built-in wardrobe, radiator.

FAMILY BATHROOM: 8'7" x 6'1" Obscure pvc double glazed window to rear, matching suite comprising 'P'-shaped swirlpool bath, feature tiled splash backs, enclosed corner shower cubicle with sliding glazed shower screen, wash hand basin, low level wc, tiled walls and flooring, chrome ladder style radiator.

STAIRS TO GROUND FLOOR: Leading from the reception hall, doors to:

LOUNGE: 15' x 14'8" Pvc double glazed window to rear, coal effect feature fireplace, marble hearth and surround, large useful storage cupboard, tiled flooring, radiator, archway to:

INNER HALLWAY: Pvc double glazed window to rear, tiled flooring, radiator.

WC: Low level wc, wash hand basin, brick effect tiled splash backs, chrome ladder style radiator, tiled flooring.

SPA ROOM: 19'2" x 12'2" Obscure pvc double glazed windows to side, two French doors to rear, space for large hot tub, built-in lighting.

SUMMERHOUSE: 13'9" x 8'1" Pvc double glazed windows to side, front and rear, French doors to side, roof lantern, radiator, wood effect flooring.

INTEGRAL GARAGE: 14'5" x 13'9" Electric up and over garage door to front, tiled flooring (Please check the suitability of this garage for any vehicle)

DETACHED REAR GARAGE: 12'5" x 10'4" Accessed from Lichfield Road, electric rolling garage door, tiled flooring, obscure French doors to rear, pvc double glazed door to side. (Please check the suitability of this garage for any vehicle)

OUTSIDE: Paved patio area with steps to side balcony having seating area, low maintenance lawn, further lawn with central pathway.





















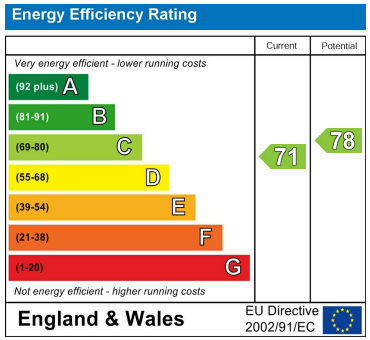
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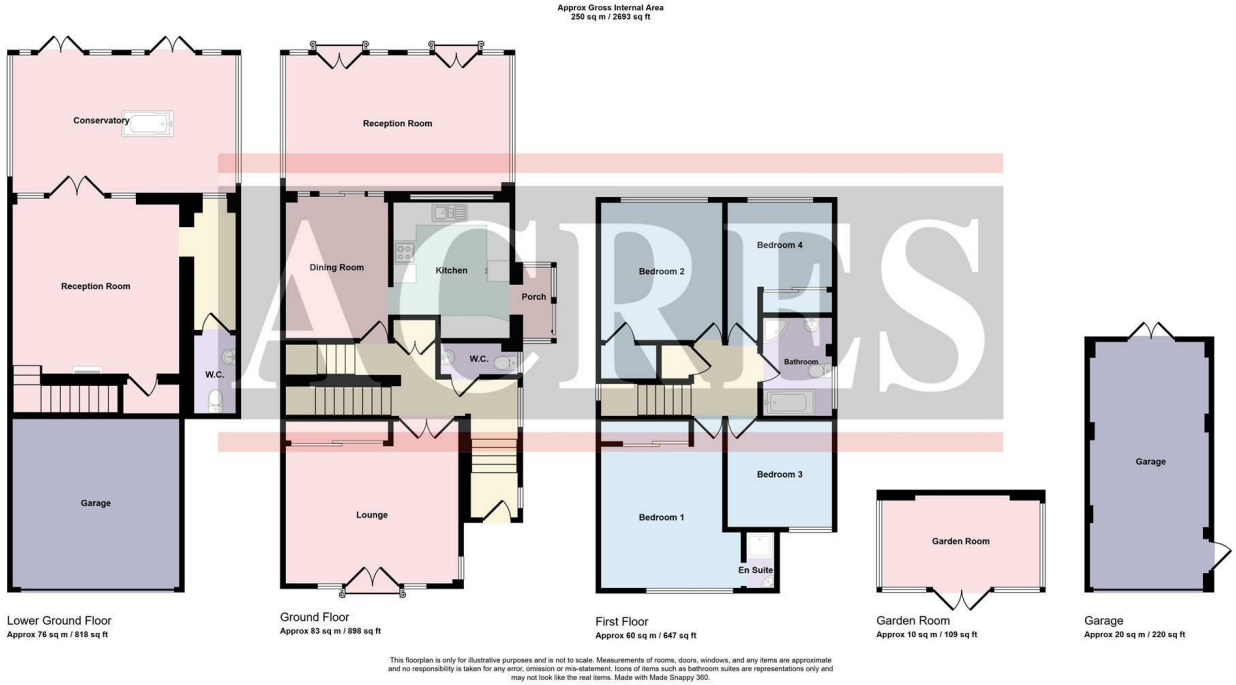
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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.