



FREE
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25 ANDERTON CLOSE, FOUR OAKS, B74 2RJ

OFFERS AROUND - £1,175,000

Located in this prestigious and highly sought after area of Four Oaks, this individually designed, substantial detached home, offers versatile accommodation ideally suited to family living. The property provides five bedrooms plus a play room/home office and includes two en-suites and a recently refitted family bathroom, ensuring comfort for all. Having exclusive schooling for all ages close by, the property enjoys excellent public transport links and additionally has an array of shops and restaurants at Mere Green and Sutton Coldfield town centres. Located just short stroll from Sutton Park, accessed from Hartopp Road, there are delightful walks and scenery to be enjoyed.

One of the highlights of this property is the spacious master bedroom with en-suite bathroom off, additionally, bedroom two also features an en-suite shower room, perfect for guests or family members. The ground floor boasts generous living areas, including a welcoming family lounge, separate dining room, a bright conservatory, and a flexible sitting room/snug. A dining kitchen enhances everyday practicality, while a double garage adds ample storage/secure parking. Additionally there is a useful utility room and a guest cloakroom for convenience.

Externally, the home enjoys a private and picturesque garden, offering both tranquillity and outdoor appeal, with a tree lined rear aspect over Sutton Park, together with generous off road parking to fore. If you are looking for a spacious and well-appointed home in Four Oaks, this detached home on Anderton Close is a must-see.

Set back from the roadway on a delightful, corner position within the cul-de-sac, the property boasts a multi-vehicle brick driveway with space for 6-7 cars, along with an electric vehicle charging (EV) charging point and fore garden having borders with a variety of shrubs and bushes, access to the property is gained via:

ATTRACTIVE ARCHED PORCH: Multi-locking front door with obscure pvc double glazed windows to sides, opening to:

SPACIOUS, WELCOMING RECEPTION HALL: Stairs off, radiator, doors to:

GUEST CLOAKROOM: Obscure pvc double glazed window to side, low level wc, wash hand basin with vanity unit below, tiled splash backs, wooden venetian blind, wood effect tiled flooring, radiator.



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SITTING ROOM/SNUG: 9'9" x 7'6" Pvc double glazed window to overlooking the front garden, radiator.

SPLIT LEVEL LOUNGE: 19'8" x 13'8" Pvc double glazed picture window with views over the front garden, gas coal effect feature fireplace and limestone hearth with surround, two radiators, double doors to:

FORMAL DINING ROOM: 13'9" x 12'7" Pvc double glazed French doors to conservatory, large space for entertaining family and friends, radiator.

BRIGHT CONSERVATORY: 13'4" x 11'8" Pvc double glazed windows to each elevation and double glazed French doors to side, wood effect flooring, made to measure blinds for windows and ceiling, electric convector heater.

BESPOKE DINING KITCHEN: 14'1" x 11'8" Overlooking patio and rear garden, pvc double glazed window to rear with granite windowsill, one and a half bowl stainless steel sink unit set into granite work surfaces, shaped granite table with space for six stools, part tiled walls, the bespoke units comprise matching base and wall level units including a variety of drawers, shelving and glass fronted display cupboards, integrated double oven with grill, electric ceramic hob having extractor canopy over, integrated fridge with freezer compartment, tiled flooring, useful walk-in pantry/storage cupboard, warm air vented heating system, fitted blinds.

UTILITY: 9'3" x 5'9" Obscure pvc double glazed door to rear, plumbing for washing machine and dishwasher, space for tumble dryer, stainless steel sink/drainer unit set into box edged work surfaces, wall cupboards and base unit housing central heating boiler, tiled splash backs and half height tiled walls, tiled flooring.

STAIRS TO GALLERIED LANDING: Pvc double glazed window to front, two loft access points, radiator, airing cupboard with extra large non-vented hot water cylinder.

BEDROOM ONE: 13'8" x 13'5" Pvc double glazed window to front, three double wardrobes and one single, matching bedside units, drawer units and tallboy, radiator.

EN-SUITE BATHROOM: 7'2" x 5'9" Obscure pvc double glazed window to side with fitted Venetian blind, bath with shower over and glazed splash screen, wash hand basin with vanity unit below, storage above, display/storage shelving, low level wc, tiled walls and flooring, two chrome ladder style radiators.

BEDROOM TWO: 13'9" x 11'9" Pvc double glazed window to rear, built-in wardrobes, bedside units and drawer units, radiator.



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.





EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to side, fitted venetian blind, enclosed rectangular shower cubicle, tiled walls and glazed shower screen, tiled flooring, wash hand basin, low level wc, chrome ladder style radiator.

BEDROOM THREE: 12'6" x 9'9" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 12'9" x 9'9" Pvc double glazed window to rear, two double built-in wardrobes, radiator.

BEDROOM FIVE: 15'9" x 11'8" max / 9'7" min Pvc double glazed window to rear, fitted venetian blind, radiator.

PLAY ROOM / OFFICE: 12'8" x 8'6" Pvc double glazed window to front, built-in large storage cupboard, radiator.

RECENTLY REFITTED FAMILY BATHROOM: 9'1" x 8'5" Obscure pvc double glazed window to front, fitted venetian blind, white suite comprising large walk-in shower cubicle with glazed screen, feature marble effect tiled splash back, freestanding bath, marble tiled effect surround and display shelving, wash hand basin with drawer unit below, wood effect flooring, low level wc, two chrome ladder style radiators.

DOUBLE GARAGE: 19'1" x 15'9" Electric up and over garage door to front, obscure pvc double glazed window to side, pvc double glazed window and door to rear, shelving, space for additional fridge/freezer (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Wrap around patio area for entertaining and seating, granite tower water feature with pebble surround, lawned area having borders to sides with a variety of mature shrubs and bushes, pretty summer house, three timber sheds. The attractive rear garden has a high degree of privacy, a tree lined rear aspect and is on the doorstep of Sutton Park. For those looking for open plan living, the south facing rear of the property has fantastic potential for a large ground floor extension (subject to planning permissions/consent)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: G



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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 seller. 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.

