



*20 BLACKROOT ROAD, FOUR OAKS, B74 2QH*

## OFFERS AROUND - £1,145,000

Acres are delighted offer this individually designed and truly bespoke family residence set in one of Sutton Coldfield's most desirable and prestigious locations, only a short distance from the beautiful open spaces of Sutton Park. Perfectly positioned midway between Mere Green and Sutton Coldfield town centre, this deceptive home enjoys ease of access to an array of shops, restaurants, cafés and leisure amenities. Excellent public transport facilities, including the Cross City rail line, ensure convenient travel links for commuters and families alike.

Blackroot Road is one of the area's most sought-after, tree-lined addresses — a setting renowned for its attractive, high calibre homes. This particular property occupies an exceptionally generous and mature plot, amidst delightful, landscaped well stocked mature gardens affording a wonderful sense of space, privacy and tranquillity.

Internally, the accommodation flows beautifully and is suited to modern family living. A welcoming reception hall with study/den off sets the tone. The elegant main lounge features a charming log-style stove, creating a warm and inviting focal point with picture windows overlooking a substantial private garden. Internal glazed door and window ensure the living accommodation is bright and airy. A formal dining room opens directly to a versatile family/living room, ideal for entertaining and everyday living. The comprehensively fitted kitchen showcases a range of integrated appliances and a central island / breakfast area. The property is further complemented by a snug and a stylish ground-floor bathroom and a utility room.

To the first floor there are four bedrooms including a principal bathroom suite, and en-suite shower room to bedroom 1 — both bathrooms finished in crisp white suites. Outside, the property benefits from a double car garage and extensive private gardens offering a delightful backdrop for outdoor relaxation or entertaining. Viewing is highly recommended to appreciate not only the scale and flexibility of the accommodation together with its secluded mature plot.

Set back from the roadway behind a multi-vehicular driveway enclosed by mature hedges and shrubs, access is gained to the property via a feature front door opening to :



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**WIDE WELCOMING RECEPTION HALL.** Full height feature windows to the front, together with two overhead skylight windows, create an abundance of natural light. Two tall contemporary radiators complete the space.

**STUDY:** 9'1" x 7' (narrowing to 3') Having skylight window over and fitted desk.

**ATTRACTIVE SPACIOUS LOUNGE:** 21'10" x 17'10" max (16'5" min) Positioned towards the rear of the property, this superb lounge features a wide log effect living flame stove style fire, two tall contemporary radiators and two wide double glazed roof lanterns flooding the room with natural light. Glazed bi-fold doors open through to:

**DINING ROOM:** 25'6" into family area x 12' max (10'4" min) With tall contemporary radiator and being open plan to:

**SITTING / LIVING ROOM AREA:** 14'3 x 12'6, A versatile additional living space ideal as a family / sitting room, tall double glazed window to rear, being open plan to:

**FITTED BREAKFAST KITCHEN:** 25 x 10'8 Double glazed window to side, tall double glazed window overlooking rear garden, one and a half bowl sink unit set into sweeping granite work surfaces having upstands. There are a comprehensive range of high gloss handle fitted units both base and wall level including pan and drawer units, elevated stainless steel oven having combination microwave/oven above, fitted hob, integrated fridge, freezer and dishwasher. Central island unit providing breakfast area with space for stools having further fitted base units, tall contemporary radiator, pantry/storage cupboard, tiled floor.

**SNUG:** 14'6 narrowing to 11'3 x 10' Double glazed window to side, contemporary radiator, two storage cupboards.

**UTILITY ROOM:** 9'5 x 5'3 Obscure glazed door to rear, single drainer sink unit set into worktops, having fitted wall and base units, recesses for washing machine and dryer.

**GROUND FLOOR BATHROOM:** Obscure skylight window, white suite comprising bath having a shower over with side splash screen, wash hand basin and low flushing WC, tiling to walls and floor.



**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.





**STAIRS TO LANDING:** Window to front.

**BEDROOM ONE:** 12'7 x 11'6 min x 11' plus door recess Double glazed window to rear, radiator, double and single fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing WC, chrome ladder style radiator, tiled floor and splash backs.

**BEDROOM TWO:** 12'8 x 11'4 min x 10'8 Double glazed window to rear, radiator, double and single fitted wardrobes.

**BEDROOM THREE:** 13'0 x 11'0 min x 12'8 Double glazed window to front, radiator, double and single fitted wardrobes.

**BEDROOM FOUR:** 10'8 x 6'2 Double glazed window to front, radiator.

**FAMILY BATHROOM:** Obscure glazed window to side, white suite comprising bath, wash hand basin, low flushing WC, bidet, chrome ladder style radiator, tiled floor and splash backs.

**DOUBLE GARAGE:** 22'6 narrowing to 15'2 x 15'6 Up and over door to fore, door to rear garden. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area to a substantial attractive rear garden having a large lawn flanked by borders with mature shrubs, bushes and trees, providing outstanding privacy and an attractive aspect.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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 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.

