

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four good bedrooms
- White bathroom & en-suite shower room
- Spacious lounge
- Dining room & conservatory
- Fitted breakfast kitchen
- Study/play room
- Guests wc & utility room
- Garage
- Close to open countryside
- No upward chain



SUNNYBANK CLOSE, ALDRIDGE, WS9 0YR - PRICE GUIDE £475,000

This immaculate, much improved and well presented, spacious, freehold detached family home is set within a well regarded central location. Complemented by gas central heating and pvc double glazing (both where specified), the property has undergone a host of improvements and is set within short walking distance of open fields. The property is entered via a fully enclosed porch opening to a welcoming reception hall having guests cloakroom/wc off, there is a spacious lounge with feature fireplace, separate dining room, pvc double glazed rear conservatory, fitted breakfast kitchen with a range of integrated appliances and additional study/play room in turn leading to a rear utility room. To the first floor there are four good bedrooms, master having fitted wardrobes and white en-suite shower, a further family bathroom with white suite, single car garage and a well tended rear garden. All of which to fully appreciate we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway, flanked by shrub borders, access is gained to the accommodation via a pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Multi-locking front door with obscure double glazed inset opens to:

WELCOMING RECEPTION HALL: Radiator, under stairs storage cupboard.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, white vanity wash hand basin with base unit beneath, side storage/display ledge, low flushing wc, radiator, tiled floor.

SPACIOUS LOUNGE: 18'10" max / 16'4" min x 12'0" Pvc double glazed square bay window to fore, double radiator, log effect feature electric fire

DINING ROOM: 11'4" x 10'2" Double glazed patio doors to conservatory, double radiator.

REAR CONSERVATORY: 10'6" x 10'3" Pvc double glazed windows to side and rear elevations with double glazed double French doors out, tiled floor.

FITTED BREAKFAST KITCHEN: 15'2" x 9'9" Pvc double glazed window to rear, moulded one and a half bowl sink unit with base unit beneath, further range of matching units to both base and wall level including pan drawer units, integrated Neff appliances to include dishwasher, fridge and freezer, double electric oven with separate grill, fitted gas hob set into rolled edge work surfaces having tiled splash backs and concealed extractor canopy above, built in microwave, double radiator, Amtico flooring.

STUDY/PLAYROOM: 8'6" x 8'0" Pvc double glazed window to side, convector wall heater.

UTILITY ROOM: 7'9" x 7'2" Pvc double glazed window to rear and half double glazed door to side, one and a half bowl stainless steel sink unit having double and single base units beneath, space for washing machine, dryer and fridge/freezer, radiator, tiled floor and splash backs.

STAIRS TO LANDING: Pvc double glazed window to side. Airing cupboard.

BEDROOM ONE: 13'3" max / 11'3" min x 12'6" max / 10'5" min Pvc double glazed square bay window to fore, double radiator, single and two double fitted wardrobes.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, side storage/display ledge, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

BEDROOM TWO: 13'2" x 8'6" plus door recess Pvc double glazed window to rear, radiator, two double fitted wardrobes.

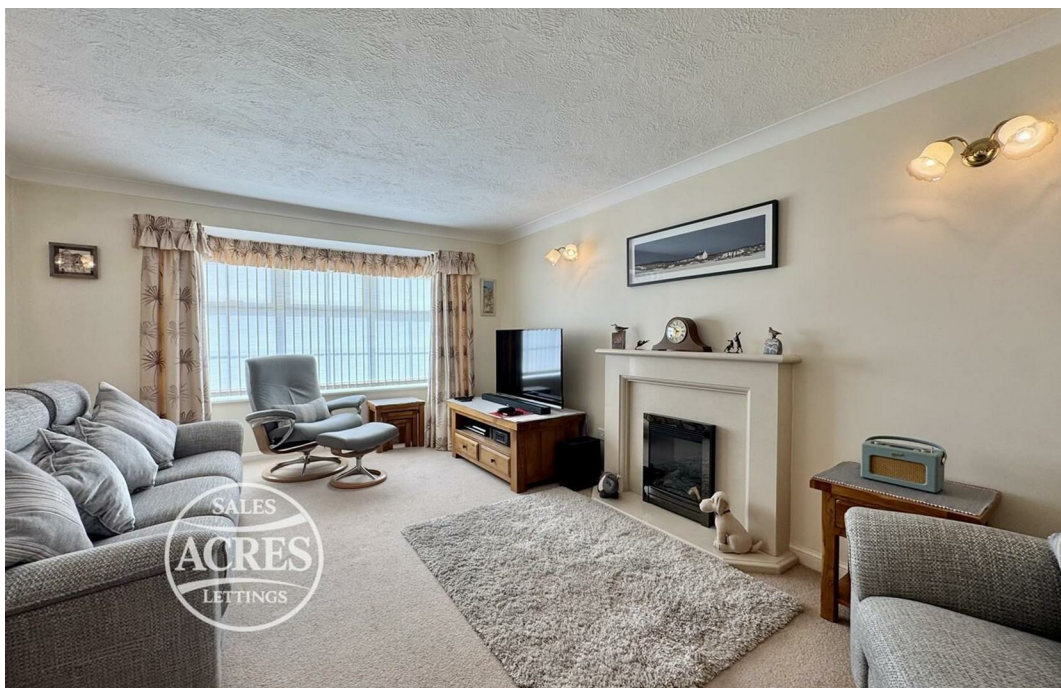
BEDROOM THREE: 10'0" x 7'0" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 10'6" max / 7'0" min x 7'0" Pvc double glazed window to front, radiator, double built-in storage cupboard/wardrobe.

BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath having swan neck mixer tap, glazed splash screens and fitted shower, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiling to walls.

SINGLE GARAGE: 19'0" x 9'0" Up and over door to front, door to study (Please check the suitability of this garage for your own vehicle).

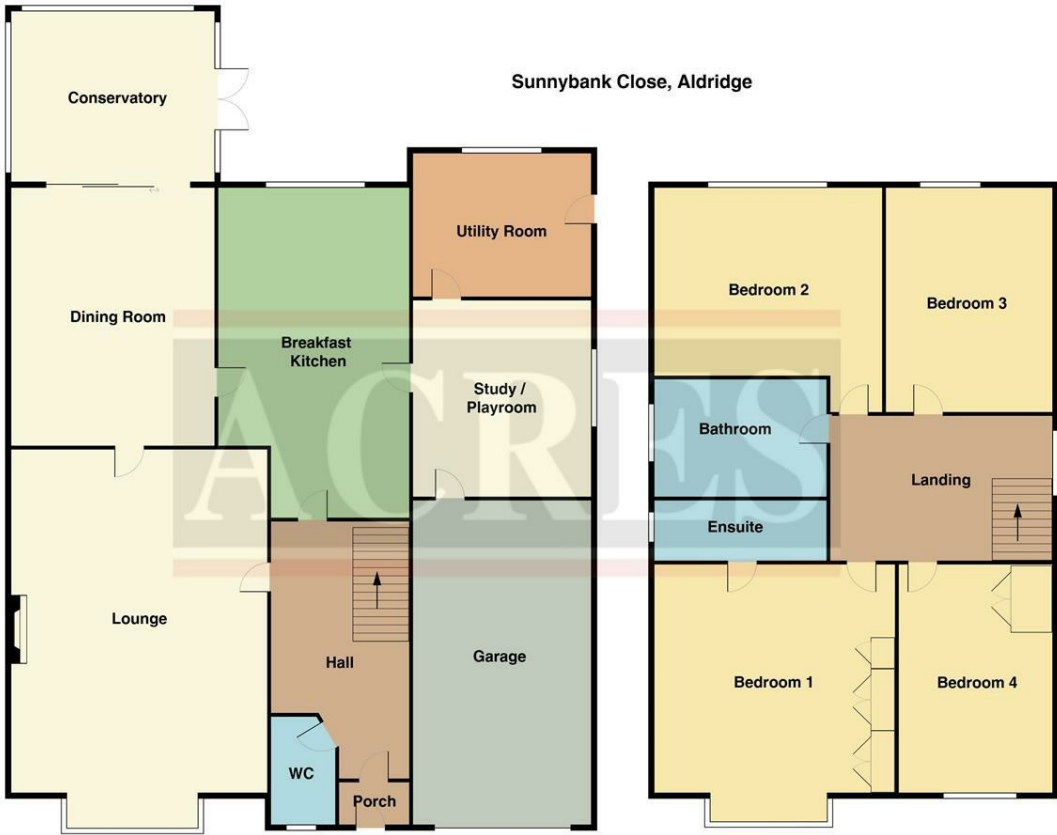
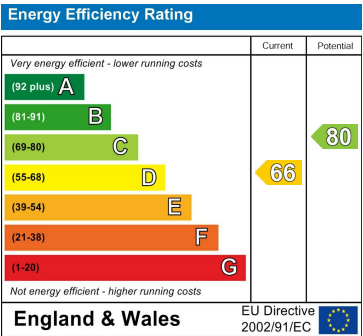
OUTSIDE: Block paved side entrance with gate leading to a paved patio area, there is a lawned rear garden flanked by shrubs and bushes, timber fencing and shed.



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 : Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.