

# 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)

# DRAFT

- Extended, detached family home
- Four double bedrooms, master with en-suite shower room & dressing area
- Family shower room
- Spacious open plan lounge & dining room
- Separate second lounge & rear conservatory
- Fully fitted breakfast kitchen
- Utility & guests wc
- Mature rear garden
- Well presented & versatile accommodation throughout
- Located within catchment for well regarded local schooling



**WEYMOUTH DRIVE, FOUR OAKS, B74 4LF - OFFERS AROUND £650,000**

This impressive extended family home on Weymouth Drive offers spacious and flexible accommodation, thoughtfully designed for modern living. The ground floor provides a superb range of reception spaces, including a large open-plan lounge/dining area and separate second lounge, a rear conservatory and a fully fitted breakfast kitchen ideal for everyday family life and entertaining. Additionally the property benefits from a utility room & guests wc, To the first floor are four well proportioned bedrooms, the principal bedroom benefits from an en-suite shower room and dressing area, while the remaining bedrooms are served by the family shower room. The property is ideally located within a popular residential area of Four Oaks, falling within catchment for well regarded local schooling and is just a short walk from the shops, cafés and restaurants of Mere Green. Transport links are excellent, with Four Oaks railway station nearby providing convenient access for commuters. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a generously proportioned concrete imprint multi-vehicle driveway with Electric Vehicle (EV) charging point, a pvc double glazed door with full height pvc double glazed side panels provides access to:

**RECEPTION HALLWAY:** Tiled flooring, stairs off, radiator, doors to:

**LOUNGE/DINING ROOM:** 16'3" max / 15'10" min x 15'11" max / 13'5" min Pvc double glazed box window to front, central heating radiator, pvc double glazed French doors overlook and accessing the conservatory.

**SECOND LOUNGE:** 22'6" x 12'7" Pvc double glazed windows to side and rear with French doors to garden, air conditioning unit, two radiators.

**CONSERVATORY:** 12'9" x 9'4": Pvc double glazed windows to each elevation with double glazed French doors accessing garden, tiled floor.

**FITTED BREAKFAST KITCHEN:** 11'8" x 10'11": Pvc double glazed window overlooking rear garden, Fragnite sink/drainage unit set into quartz work surfaces with upstands, being fitted with a range of high gloss wall, base and drawer units, larder unit, inset oven and grill, integrated dishwasher, gas hob with extractor canopy over, space for American style fridge/freezer, ceramic tiled floor, radiator.

**UTILITY ROOM:** Having window to side, having plumbing and space for washing machine, storage cupboard housing central heating boiler, radiator, tiled floor.

**GUESTS' CLOAKROOM/WC:** Pvc double glazed obscured window to side, white low level WC, wall mounted wash hand basin, tiled splash backs, ladder style radiator, under unit lighting.

**STAIRS TO SPLIT DIRECTIONAL LANDING:** With loft access, doors off to:

**BEDROOM ONE:** 23'7" max / 14'6" min x 12'5" Pvc double glazed windows to front and rear, space for four double wardrobes, air conditioning unit, radiator.

**EN-SUITE BATHROOM:** Obscure pvc double glazed window to rear, having a white suite comprising walk-in double shower area with glazed splash screen, low level wc, wash hand basin with side vanity units, sensor mirror, marble style tiled walls and floor, ladder style radiator.

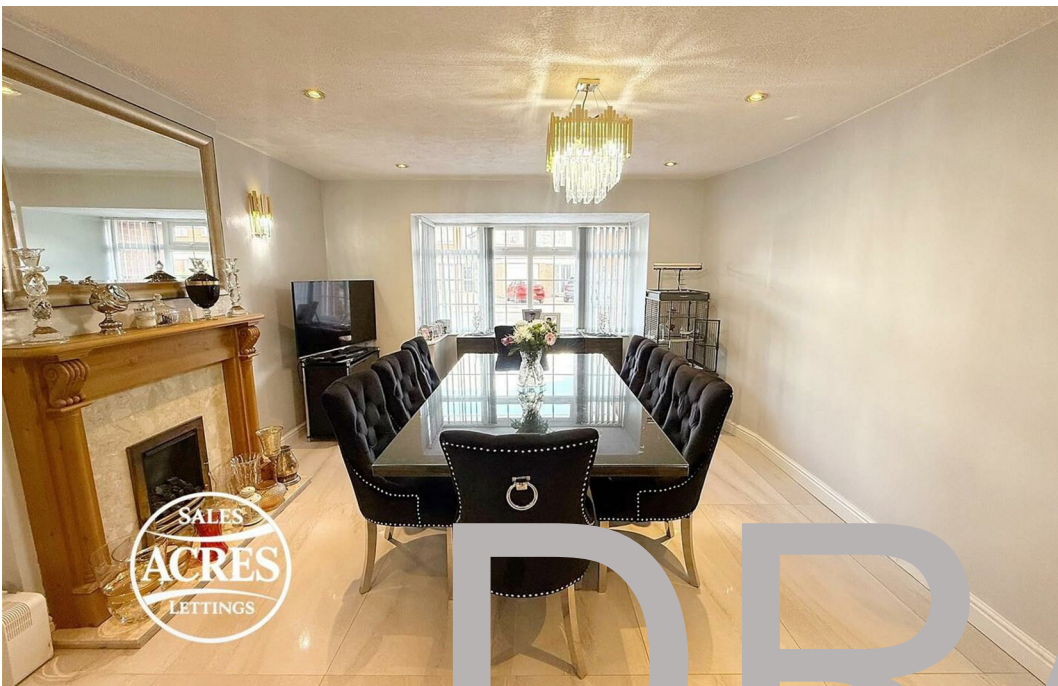
**BEDROOM TWO:** 12'4" x 11'1" (measured to wardrobes): Pvc double glazed window to front, radiator, being fitted with a range of wardrobes running to full width in a wood effect finish with full height mirrored door.

**BEDROOM THREE:** 12'8" x 9'9" max / 8'4" min: Pvc double glazed window to rear, radiator.

**BEDROOM FOUR:** 14'11" x 12'11" Pvc double glazed window to rear, radiator.

**FAMILY SHOWER ROOM:** 12'5" max x 8'7" min Pvc double glazed obscured window to rear, being fitted with a white suite comprising double width walk-in shower with glazed splash screen, low level wc, wash hand basin set above vanity cupboards, anthracite ladder style heated towel rail, large sensor mirror, storage cupboard, tiled walls and floor.

**OUTSIDE:** A garden to the rear of the property having paved patio area, being laid mainly to lawn with garden shed, mature shrubs and bushes, gated side access and timber fencing.



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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
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.

