

ACRES
Collection



21 BENNETT ROAD, FOUR OAKS, B74 4TH

OFFERS AROUND - £950,000

Situated on one of the area's most desirable residential roads, this outstanding detached family home has undergone extensive enlargement and enhancement to create a truly impressive family residence finished to an exceptional standard throughout.

Upon entering the property, viewers are welcomed by a spacious and inviting entrance hallway leading to a wealth of versatile living accommodation. The heart of the home is undoubtedly the stunning open-plan lounge, kitchen, diner and living area, providing a fantastic space for both everyday family living and entertaining. The beautifully appointed kitchen is complemented by generous dining and seating areas, creating a seamless open-plan environment flooded with natural light.

Further ground floor accommodation includes a substantial family lounge, offering a more formal reception space, together with a separate dining area ideal for family gatherings and special occasions.

To the ground and first floors, the property offers five generously proportioned double bedrooms, providing ample space for growing families. The principal bedroom benefits from a luxurious en-suite shower room, whilst a second bedroom also enjoys its own en-suite facilities. A stylish family bathroom serves the remaining bedrooms on the ground floor. The top floor further benefits from air conditioning, ensuring year-round comfort.

Externally, the property continues to impress with a private rear garden, offering an excellent space for outdoor entertaining, relaxation and family enjoyment. A garage provides additional storage and practicality.

Ideally positioned close to a range of local amenities, highly regarded schools and excellent transport links, this exceptional family home combines generous accommodation with a prestigious location. Finished to a high standard throughout and offering ready-to-move-into accommodation, this is a rare opportunity to acquire a truly remarkable home on Bennett Road.

Set in a corner position, behind a multi-vehicle paved driveway with electric remote controlled gates having security intercom system, access to the property is gained via a pvc double glazed door into:



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk



PORCH: Pvc double glazed windows, exposed rustic brick walls, tiled flooring, composite multi-locking anti-snap front door with obscure glazed inset opens to:

RECEPTION HALLWAY: Oak flooring, two under stairs storage cupboards, stairs off, radiator, doors to:

LOUNGE/DINING ROOM: Lounge: 15'9" max / 14'4" min x 12'7" Pvc double glazed window to side, Inglenook feature fireplace with rustic brick surround, having tiled hearth, radiator into Dining Area: 17'2" x 10' Pvc double glazed window to rear, radiator.

SUPERB OPEN PLAN KITCHEN & DINING/FAMILY AREA: 37' 2" x 11'3" Pvc double glazed window to rear, double glazed bi-fold doors to side, one and a half bowl sink/drain unit set into quartz work surfaces with upstands, there is a comprehensive range of fitted high gloss, soft close units to both base and wall level including drawers, under unit and plinth lighting, inset five ring induction hob with extractor canopy over, combination double oven/grill, integrated fridge/freezer and dishwasher, fitted wine rack, quartz dining table/island to the rear having space for five stools and additional storage, marble effect tiled flooring, modern vertical mirrored radiator.

UTILITY ROOM: Obscure pvc double glazed door to side with marble effect work surfaces, plumbing and space for washing machine and dryer, fitted wall units, marble tiled flooring, radiator.

BEDROOM FOUR: 13'2" x 12' max / 10'9" min Pvc double glazed bay window to front, two double built-in wardrobes, radiator.

BEDROOM FIVE/SNUG: 12'6" max / 10'8" min x 10'7" Pvc double glazed window to side, double built-in wardrobe, radiator.

FAMILY BATHROOM: 8'9" x 8'3" Two pvc double glazed windows to side, Porcelanosa suite comprising walk-in shower unit with glazed splash screen and feature tiled walls, wall hung sink unit, bath, low level wc, part tiled walls and flooring, vertical radiator.

STAIRS TO FIRST FLOOR LANDING: Radiator, doors to:



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.





BEDROOM ONE: 18' max / 16' min x 18'1" max / 10'8" min Pvc double glazed window to front, this large master suite offers a walk-in wardrobe area with space for additional wardrobes, dressing table, bedside units and drawers, radiator, air condition unit.

EN-SUITE: Obscure pvc double glazed window to side, white suite comprising bath with double walk-in shower area and Porcelanosa tiled walls and floor, his & hers wash hand basins with vanity units below, low level wc, sensor mirror, chrome ladder style radiator

BEDROOM TWO: 15'4" max / 13'5" min x 9'8" Pvc double glazed window to front, double built-in wardrobe, radiator, air conditioning unit.

EN-SUITE: Obscure pvc double glazed window to side, Porcelanosa tiled walls, walk-in shower unit with glazed shower screen and twin shower sprays, wall hung sink until low level wc, tiled flooring, sensor mirror, radiator.

BEDROOM THREE: 15'8" x 8'9" Pvc double glazed window to rear, Velux skylight to side, built-in wardrobe, radiator, air conditioning unit.

GARAGE: 18'3" x 8'5" Electric up and over garage door, glazed window to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with steps leading to a generous lawn shielded by a variety of mature shrubs, bushes and trees, having a good degree of privacy with further decked seating area to the rear.



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



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, 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.

