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17 ANDERTON CLOSE, FOUR OAKS, B74 2RJ

## PRICE GUIDE - £1,250,000

This imposing, substantial, detached family home provides a superb opportunity for families seeking spacious and flexible living accommodation in a prime Four Oaks location. Tastefully decorated throughout, the property is ready for immediate occupation while still offering scope for personalisation if desired.

The ground floor accommodation is both extensive and versatile, briefly comprising a welcoming reception hall leading through to a generous lounge, a formal dining room, and an additional snug/day room. A breakfast room complements the impressive open-plan kitchen/diner, forming the heart of the home and ideal for both everyday living and entertaining. To the first floor, the property continues to impress with four well-proportioned double bedrooms. Two of the bedrooms benefit from en-suite facilities, while a well-appointed family bathroom serves the remaining accommodation. Externally, the home is set behind a sweeping in-and-out driveway providing ample off-road parking, alongside access to two large, separate garages. To the rear, a beautifully maintained and mature garden offers a high degree of privacy and backs directly onto Sutton Park, creating a peaceful and highly desirable setting. Positioned within easy reach of Mere Green & Sutton Coldfield's excellent amenities, there is well-regarded schooling and convenient transport links, this is a rare opportunity to acquire a substantial family home in a prime residential location.

Set behind an elevated, multi-vehicle, in and out driveway and well maintained fore garden having paving, borders, lawns and mature shrubs, bushes and trees, access to the property is gained via an obscure pvc double glazed multi-locking front door opening to:

**WELCOMING RECEPTION HALL:** Obscure pvc double glazed windows to fore, being open plan having large storage/cloaks cupboard being 9'10" x 3', central staircase off, two radiators, doors to:

**SNUG/DAY ROOM:** 17'5" x 12' Pvc double glazed window to front, feature fireplace having marble hearth and surround, radiator.

**SPACIOUS LOUNGE:** 26'4" x 19'10" max / 13'10" min Pvc double glazed French doors overlooking the rear garden, additional pvc double glazed windows to front, side and rear, imposing Inglenook fireplace with decorative archway with central coal effect fire with decorative hearth and surround, two radiators, double doors open to:



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**DINING ROOM:** 14'11" x 14'10" Pvc double glazed bay window to rear, radiator, space for large dining room table and chairs.

**OPEN PLAN BREAKFAST KITCHEN:** 14'9" x 14' Pvc double glazed window to rear, double bowl sink/drainage unit into granite work surfaces, white brick style tiled splash backs, there is a comprehensive range of matching units fitted to both base and wall level including drawers, central island unit having further base units and co-ordinating granite work top with breakfast bar offering space for two stools, space for Rangemaster cooker, integrated fridge/freezer and dishwasher, pantry cupboard with double glazed window, engineered oak feature flooring and archway to:

**BREAKFAST ROOM:** 14'10" x 10' Pvc double glazed French doors to rear garden, pvc double glazed window to front, oak effect flooring, radiator.

**UTILITY:** 15'7" x 10'7" Pvc double glazed window and pvc double glazed door to front, pvc double glazed door to rear, single bowl sink/drainage unit set into rolled edge work surfaces, white brick tiled splash backs, there is a further range of matching units fitted to both base and wall level, plumbing and space for washing machine and dryer, space for fridge/freezer, oak flooring, cupboard housing central heating boiler and water softener, radiator.

**GUESTS WC:** Obscure pvc double glazed window to front, low level wc, wash hand basin with vanity unit below, marble effect tiling, radiator.

**STAIRS TO GALLERIED LANDING:** Pvc double glazed window to front, study/seating space, airing cupboard, radiator, doors to:

**MASTER BEDROOM:** 19' x 13'10" Pvc double glazed window to rear, there is a range of fitted furniture comprising four double and two single wardrobes, central bed recess with overhead units, matching bedside units and dressing table, radiator, door to:

**EN-SUITE BATHROOM:** Obscure pvc double glazed window to side, white suite comprising 'P'-shaped bath, corner enclosed shower cubicle with sliding glazed screen and feature tiled walls, wash hand basin with vanity unit, low level wc, bidet, two chrome ladder style radiators, heated towel rail.



**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 TWO:** 16'8" x 12' Pvc double glazed window to front, two double and one single built-in wardrobes, matching bedside units, wash hand basin with vanity unit below, radiator.

**BEDROOM THREE:** 14'11" x 11'10" Pvc double glazed window to rear, three double built-in wardrobes and overhead storage, matching chest of drawers, radiator.

**BEDROOM FOUR:** 15'11" x 11'11" Pvc double glazed window to rear, two double built-in wardrobes with overhead storage, radiator.

**EN-SUITE SHOWER ROOM:** Obscure pvc double glazed window to side, white suite comprising corner enclosed shower with glazed shower screen, fitted wash hand basin with vanity unit below, low level wc, chrome ladder style radiator, tile effect flooring, part tiled walls.

**FAMILY BATHROOM:** Obscure pvc double glazed window to front, renewed white suite comprising 'P'-shaped bath, corner enclosed shower unit having glazed shower screen, wall hung sink with vanity unit below, wall mounted mirrored storage cabinet, tiled walls and floor, two chrome ladder style radiators.

**GARAGE:** 21'8" x 18' Electric up and over garage door, obscure pvc double glazed door to rear, pvc double glazed window to rear, shelving to wall (Please check the suitability of this garage for your own vehicle/s) As the property has two large garages this garage has potential to be converted into a versatile, additional reception room (Subject to necessary planning permissions/regulations)

**ADDITIONAL DETACHED LARGE GARAGE:** 18'7" x 17'9"

Accessed via the rear garden, electric up and over garage door to front, pvc double glazed window to rear, pvc double glazed door to side, shelving to wall, tiled floor with inset inspection pit. (Please check the suitability of this garage for your own vehicle/s)

**OUTSIDE:** Landscaped, well tended rear garden, having a good degree of privacy, having a wraparound paved patio area, three separate seating areas ideal for dining/entertaining, steps lead to a large lawn, having borders with mature shrubs, bushes and trees, summerhouse.





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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, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This diagram is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and items are approximate and no responsibility is taken for any error, omission or mis-statement. Floors of items used as bathroom sinks are representations only and may not look like the real items. Made with Made Simpley 200.

