

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Spacious family lounge enjoying delightful views over the private rear garden
- Separate formal dining room
- Breakfast kitchen with adjoining snug, dining area or home office
- Excellent potential to create a stunning open-plan kitchen/dining/family room (STPP)
- Utility room, guest WC & integral double garage
- Principal bedroom featuring a dressing room (previously bed four)
- Well appointed en-suite bathroom
- Well appointed family bathroom serving the remaining bedrooms
- Beautifully maintained private rear garden with further scope for extension
- No upward chain



MERE POOL ROAD, FOUR OAKS, B75 6ND - OFFERS AROUND £675,000

Occupying a prime position on the highly sought after Mere Pool Road, just moments from the heart of Mere Green, this substantial detached family home offers spacious and versatile accommodation throughout. Beautifully maintained by the current owners, the property enjoys a generous family lounge overlooking the private rear garden, a formal dining room, breakfast kitchen with adjoining snug/home office, utility room, guest WC and double garage. The flexible layout includes a superb principal bedroom with dressing room (formerly Bedroom Four) and en-suite, whilst offering excellent scope to create a stunning open-plan kitchen/living space and further extend or enhance the property, subject to the necessary planning permissions and building regulations(STPP). Situated in one of the area's most desirable residential locations, this is a wonderful opportunity to acquire a forever family home with both immediate appeal and exceptional future potential, sold with no upward chain.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the property is gained via an obscure double glazed multi-locking front door opens to:

RECEPTION HALL: Radiator, stairs off, door to:

LOUNGE: 17' x 12'11" Pvc double glazed window and sliding patio doors overlooking the rear garden, feature fireplace with marble hearth and contemporary mantle, radiator.

DINING ROOM: 16'2" x 12'3" Pvc double glazed bay window to front, space for large dining table and chairs, radiator.

FITTED KITCHEN: 17'3" x 8'3" Pvc double glazed window to rear, one and a half bowl stainless steel sink/drainers unit set into box edged work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, inset eye level oven and grill, integrated fridge, space and plumbing for dishwasher, tiled flooring, radiator, archway to day room/snug, door to:

GUESTS CLOAKROOM/WC: Obscure glazed window to side, low level wc, wash hand basin with vanity unit below, separate cloaks cupboard with side storage, wood effect flooring.

DAY ROOM/SNUG: 14'1" x 8'6" Pvc double glazed patio doors, radiator (offers versatility to be converted into additional kitchen space to create a more open plan family/dining kitchen as preferred, subject to necessary planning/consents)

UTILITY ROOM: 9'4" x 4'10" Obscure glazed window to side, stainless steel sink/drainers unit set into rolled edge work surfaces, plumbing and space for washing machine and dryer, tiled floor, shelving to wall, door to garage.

STAIRS TO LANDING: Glazed window to side, storage cupboard, radiator, doors to:

BEDROOM ONE: 13'10" x 9'10" Pvc double glazed window to rear, two double built-in wardrobes, radiator, door to en-suite, archway to:

DRESSING ROOM (BEDROOM FOUR): 13'9" into wardrobes x 9'8" Pvc double glazed window to rear, four double, one single and two half height wardrobes, drawer units, dressing table, radiator. (Could be converted back easily if desired)

EN-SUITE: 9'8" x 5'4" Obscure double glazed window to rear, suite comprising corner enclosed shower cubicle with glazed sliding doors, low level wc, wash hand basin, wood effect flooring, radiator.

BEDROOM TWO: 14'5" x 12'4" Pvc double glazed window to front, one double built-in wardrobe, radiator.

BEDROOM THREE: 12'7" x 6'10" Pvc double glazed window to front, wood effect flooring, radiator.

BATHROOM: 7'11" x 7'8" Obscure pvc double glazed window to rear, matching suite comprising bath with shower over and glazed splash screen, tiled splash backs, low level wc, wash hand basin, heated towel rail, radiator, storage cupboard.

GARAGE: 17'7" x 13'5" max / 11'6" min Two up and over garage doors to front, fitted shelving (Please check the suitability of this garage for your own vehicle)

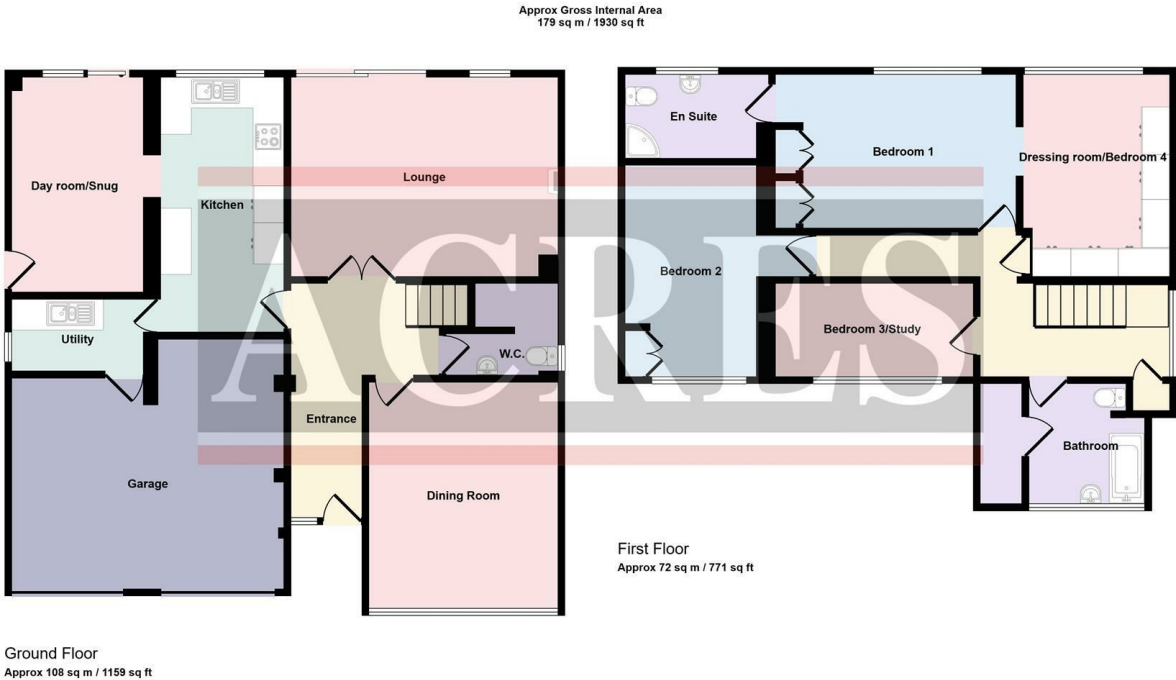
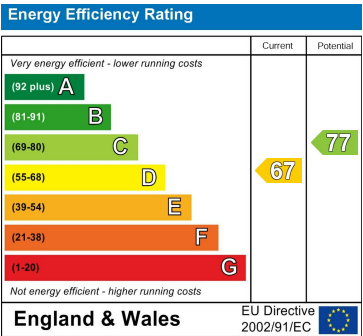
OUTSIDE: Paved patio area leading to a generous shaped lawn with borders having mature shrubs, bushes and hedging, water feature, additional rear paved area for seating, space for timber shed



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 : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

