

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four bedrooms, two bedrooms set to first floor
- En-suite shower room
- Well appointed family bathroom
- Enlarged, spacious lounge with Inglenook fireplace
- Fitted breakfast kitchen with integrated appliances
- Open plan family/day room
- Guests wc & laundry room
- Private, mature rear garden
- Off road parking & car port
- Set in a central, well regarded location, close to Sutton Park



**BENNETT ROAD, FOUR OAKS, B74 4TH - OFFERS AROUND £815,000**

This much improved and extended, detached family home, is set in a prime central location just a short stroll from Sutton Park. The property is well served by highly regarded schooling for all ages and offers convenient shopping facilities at Crown, together with excellent public transport links, including access to the Cross City rail line.

The accommodation has been thoughtfully enhanced and is entered via a welcoming reception hall with oak block parquet floor, leading to an enlarged lounge featuring an impressive Inglenook fireplace. There is an open-plan family room, forming the true heart of the home, seamlessly flowing into a fitted breakfast kitchen with a host of integrated appliances, creating an ideal space for both everyday living and entertaining, with a separate laundry room off. Additionally, there are two ground-floor double bedrooms, one offering excellent versatility as a study or home office, providing an ideal environment for those working from home, complemented by a well-appointed bathroom and a guest cloakroom/WC. To the first floor, there are two further double bedrooms and an en-suite shower room. Externally, the property benefits from a well-tended rear garden. There is of course gas central heating and PVC double glazing (both where specified). Viewing is highly recommended to fully appreciate the property on offer.

Set back from the roadway behind a multi-vehicular block paved driveway giving access to:

**SINGLE CAR PORT:** Having further block paving, outside tap, pvc double glazed double doors opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed window to front, obscure glazed door opens to:

**WELCOMING RECEPTION HALL:** Oak block parquet flooring, radiator, cloaks cupboard.

**IMPOSING, SPACIOUS LOUNGE:** 19'8" max / 16'2" min x 19'6" max / 16' min Pvc double glazed picture window to rear, further double glazed window to side, wide Inglenook fireplace having leaded light obscure glazed windows to side and central coal effect living flame gas fire set into a briquette surround, oak block parquet flooring.

**OPEN PLAN FAMILY ROOM:** 12'3" x 11'7" Pvc double glazed windows to side and rear with double glazed roof lantern over, period style radiator, being open plan to:

**COMPREHENSIVELY FITTED BREAKFAST KITCHEN:** 24'9" x 12'

Breakfast Area: Having pvc double glazed windows to rear and double glazed double French doors to patio, double radiator, space for breakfast table, opening to:

Fitted Kitchen: One and a half bowl sink unit set into granite work tops having stainless steel gas hob with matching extractor canopy above and twin ovens beneath, elevated integrated coffee machine and microwave, space for American style fridge/freezer, there is a comprehensive range of fitted units to both base and wall level, tall contemporary radiator, two built-in storage cupboards off, central pvc double glazed door to outside.

**LAUNDRY ROOM:** 6'9" x 3'1" Pvc double glazed window and door to side, plumbing for washing machine, fitted base unit with work top.

**BEDROOM TWO:** 12' x 10' min Pvc double glazed bow windows to front and side, double radiator, built-in storage cupboard/wardrobe.

**HOME OFFICE / SNUG OR OPTIONAL DRESSING ROOM:** Pvc double glazed window to front, tall contemporary radiator.

**BEDROOM THREE:** 12' x 10' Pvc double glazed window to side, double radiator.

**WELL APPOINTED BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising bath with shower over and glazed splash screen, vanity wash hand basin with base unit beneath, complementary tiling to walls and floor.

**SEPARATE /GUESTS WC:** Pvc double glazed obscure window to side, white low flushing wc, matching wash hand basin, tiling to walls and floor.

**STAIRS TO LANDING:**

**BEDROOM ONE:** 17' max / 13'9" min x 10'2" Pvc double glazed window to rear, double radiator, two double fitted wardrobes together with drawer and base unit.

**EN-SUITE SHOWER ROOM:** Double glazed Velux window to front, matching white suite comprising shower cubicle, bowl wash hand basin having double base unit beneath, low flushing wc, tiled splash backs, ladder style radiator.

**BEDROOM FOUR:** 12'9" x 8'9" Pvc double glazed window to side, double radiator, access to storage area into eaves.

**OUTSIDE:** Block paved patio area to a lawned rear garden, flanked by shrubs and bushes, having additional rear timber decking and gazebo, timber shed.



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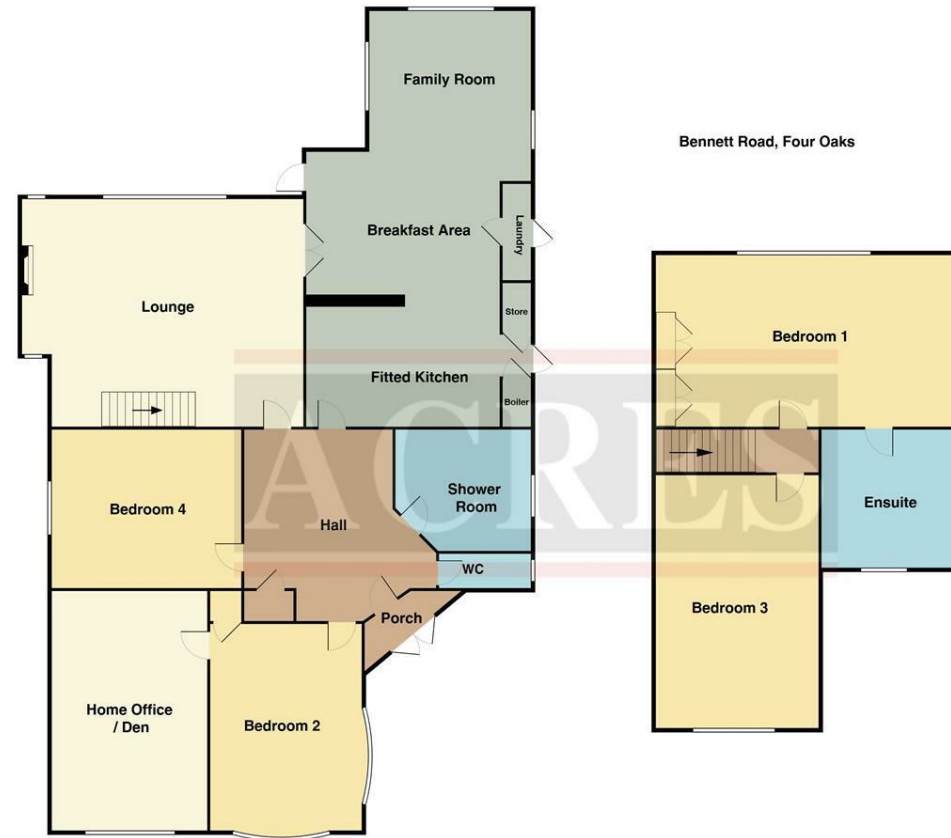


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** G                      **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>		
	70	79
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.

