

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached dormer family home
- Four bedrooms, two to the ground floor
- Well appointed ground floor family bathroom
- Two double bedrooms on the first floor
- Master bedroom with en-suite shower room
- Spacious family lounge
- Open plan kitchen/diner
- Private rear garden & garage
- Close to highly regarded schools
- Close to public transport links & Mere Green



**HILLSIDE ROAD, FOUR OAKS, B74 4DQ - ASKING PRICE £625,000**

A beautifully renovated detached dormer family home, finished to an exceptional standard throughout. Offering generous and versatile living space, this stunning home is ideal for modern family life. At the heart of the property is a good sized family lounge, large open plan kitchen/diner. This impressive space features a lantern roof light that floods the room with natural light, along with bi-folding doors opening directly onto the private rear garden, creating a seamless indoor/outdoor feel. The ground floor offers two spacious double bedrooms, along with a beautifully appointed family bathroom, perfect for guests or flexible living arrangements. Upstairs, the top floor provides two further large double bedrooms, including a superb master bedroom with its own en-suite shower room. The property is well placed for families, close to highly regarded local schools for all ages and is conveniently located close to Butlers Lane train station. Being close to Mere Green, with its excellent amenities, restaurants and shopping options, the property is within close proximity of Sutton Park.

Set back from the roadway on a raised, multi-vehicle driveway, having pebbled fore garden, access to the property is gained via a pvc double glazed multi-locking door into:

**PORCH:** Pvc double glazed windows to side, tiled flooring, radiator, obscure multi-locking front door opens to:

**RECEPTION HALL:** Under stairs storage cupboard, stairs off with glazed panels, wood effect flooring, radiator, doors to:

**BATHROOM:** 7'4" x 6'4" Obscure pvc double glazed window to side, renewed suite comprising bath with shower over and glazed shower screen, wash hand basin with vanity unit below and modern splash backs, wc, decorative tiled display/storage shelf, feature tiled walls, marble effect tiled floors, wall mounted sensor mirror, gold dusted ladder style radiator.

**LOUNGE:** 15'10" x 11'10" Pvc double glazed window and door to rear, media wall with feature panelling and wall hung cabinets, radiator.

**OPEN PLAN KITCHEN/DINER:** 24'8" x 14' max / 13' min Pvc double glazed window to rear, bi-fold doors to side, lantern roof light, Belfast sink unit set into quartz work surfaces, there is a range of matching Shaker style units fitted to both base and wall level including drawers, central island unit with breakfast bar having space for four stools and inset ceramic induction hob and additional base units, integrated dishwasher, oven, grill and fridge/freezer, space for six seater dining room table, two display shelves, wood effect flooring, two radiators.

**BEDROOM THREE:** 11'10" x 10'5" Pvc double glazed window to front, two double built-in wardrobes, radiator.

**BEDROOM FOUR:** 11'10" x 10'4" Pvc double glazed window to side, radiator.

**STAIRS TO LANDING:** Pvc double glazed windows to side, two storage areas to eaves, seating area/potential office space, radiator.

**BEDROOM ONE:** 14'3" max / 12'8" min x 13'1" max / 10'4" min Full length pvc double glazed window to rear, built-in wardrobes, two radiators, door to:

**EN-SUITE SHOWER ROOM:** 7'10" x 6'5" Two Velux skylights, useful storage, walk-in shower with glazed sliding doors and twin shower sprays, marble effect feature tiled wall, wash hand basin with vanity unit below and sensor mirror over, wc, marble tiled flooring, gold dusted ladder style radiator.

**BEDROOM TWO:** 14'1" x 8'5" Pvc double glazed window to rear, radiator.

**GARAGE:** 15'8" x 8'6" Double opening garage door

**OUTSIDE:** Paved patio area with steps leading to lawn, having borders with mature shrubs, bushes and trees, garden shed.

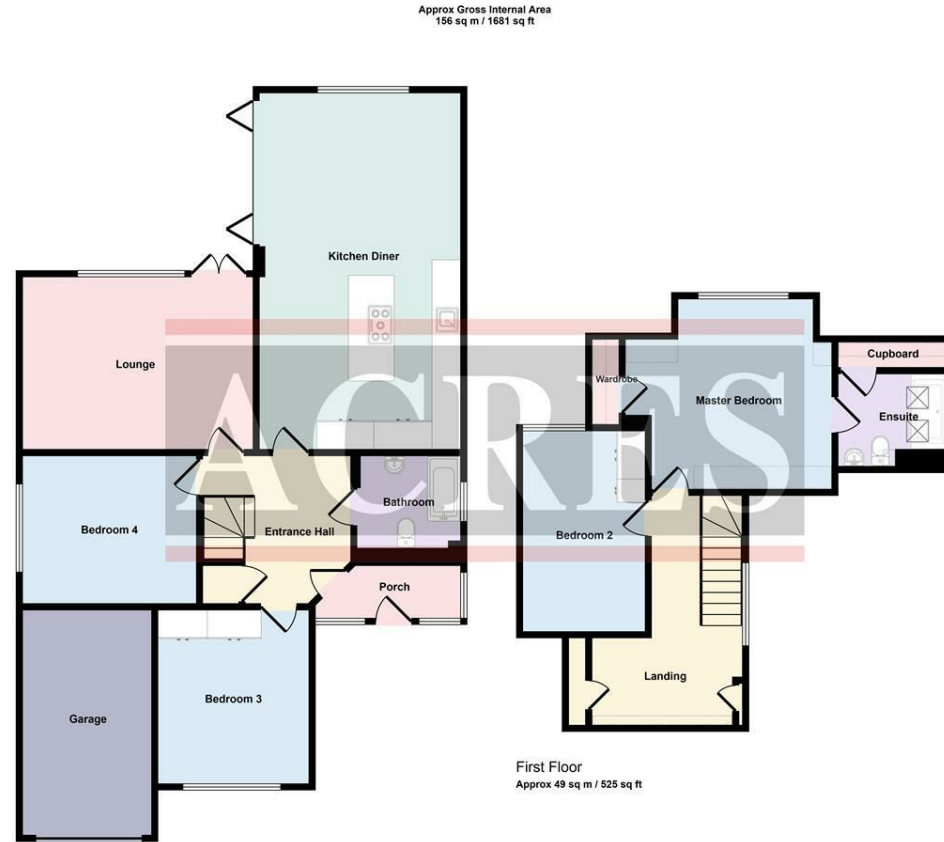


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
		<b>81</b>
	<b>64</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**  
 Approx 107 sq m / 1156 sq ft

Denotes head height below 1.5m

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.

