ACRES

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



- Substantial detached family residence
- Highly sought after Russell Bank Road location in Four Oaks
- Four bathrooms, including two en-suites & ground floor shower room
- Impressive formal front lounge & separate dining room
- Superb extended rear family room overlooking the garden
- Generous open-plan kitchen/diner ideal for modern family living
- Private & established rear garden
- Garage together with off-road parking
- Excellent position for local amenities
- Close to transport links & well-regarded schooling





RUSSELL BANK ROAD, FOUR OAKS, B74 4RG - OFFERS AROUND £675,000

Acres are delighted to offer for sale this substantial and beautifully proportioned, four bathrooms detached family residence, occupying a highly sought after position on Russell Bank Road in the heart of Four Oaks. Ideally placed for an excellent range of local amenities, transport links and well regarded schooling, the property offers generous and versatile accommodation perfectly suited to modern family life. Internally, the home benefits from three impressive reception rooms, including a formal front lounge, separate dining room and a superb extended family room overlooking the rear garden, complemented by an open-plan kitchen/diner. Four well proportioned bedrooms are served by four bathrooms including two en-suites, while externally there is the added benefit of a garage and a private rear garden. Offering space, flexibility and an enviable Four Oaks location, this is a superb family home that demands internal inspection to fully appreciate the accommodation on offer.

Occupying a corner position, set back from the roadway having borders with shrubs and bushes, access to the property is gained via a pvc double glazed door into:

PORCH: Pvc double glazed windows to front and side, tile effect flooring, obscure pvc double glazed multi-locking front door opens to:

RECEPTION HALL: Storage cupboard, stairs off, radiator, doors off to:

LOUNGE: 18'9" x 10'8" Pvc double glazed full width bay window to front, radiator.

DINING ROOM: 12'8" x 10'8" Obscure glazed picture window to kitchen, obscure double glazed window to side, engineered oak flooring, modern vertical radiator, double doors to:

REAR FAMILY ROOM: 18'5" x 11'10" Two pvc obscure double glazed windows to side, three Velux skylights, bi-fold double glazed doors to rear overlooking garden, engineered oak flooring, radiator.

OPEN PLAN KITCHEN & DINING AREA: 23'11" x 13'5" max / 11'1" min Bi-folding window to rear, obscure double glazed door to side, one and a half bowl sink drainer unit set into box edged granite work surfaces with upstands, there is a range of soft close fitted units to both base and wall level including drawers, central island unit with breakfast bar and space for six stools and further base units, space for American style fridge/freezer, space for Range style cooker, integrated wine chiller and dishwasher, wood effect flooring, modern vertical radiator, archway to:

GROUND FLOOR SHOWER ROOM: Double walk-in shower unit with glazed shower screen, wash hand basin, low level wc, chrome ladder style radiator.

STAIRS TO LANDING: Obscure pvc double glazed window to side, doors to:

BEDROOM ONE: 19'6" x 10'11" Pvc double glazed bay window to front, two double built-in wardrobes, radiator, door to:

EN-SUITE: Enclosed corner shower cubicle with glazed shower screen, part tiled walls, grey brick effect splash backs, wash hand basin, low level wc, tiled flooring.

BEDROOM TWO: 11'10" x 9'7" Pvc double glazed window to rear, radiator, door to:

EN-SUITE: 9'5" x 5'1" Obscure pvc double glazed window to rear, corner double shower unit with glazed shower screen, wash hand basin, low level wc, part tiled walls, tiled flooring, chrome ladder style radiator.

BEDROOM THREE: 10'11" x 9'5" Pvc double glazed window to rear, engineered oak flooring, radiator.

BEDROOM FOUR: 13'1" x 9'2" Pvc double glazed window to front, radiator, oak effect flooring.

FAMILY BATHROOM: 9'2" x 8'9" Picture window to side, freestanding bath, double walk-in shower with glazed shower screen, wall hung sink with vanity unit below, low level wc, part tiled walls, tiled flooring, fitted TV, feature mirror, chrome ladder style radiator.

GARAGE: 14'3" x 7'11" Electric up and over garage door to front, door to side. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Private, mature rear garden, having shrubs and bushes to borders, paved patio area leading to lawn, space for hot tub.





















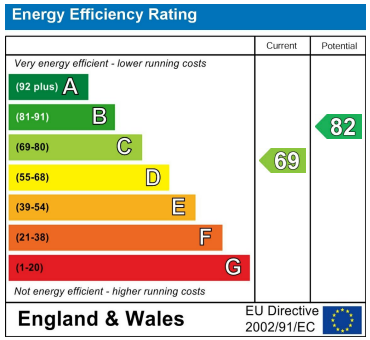
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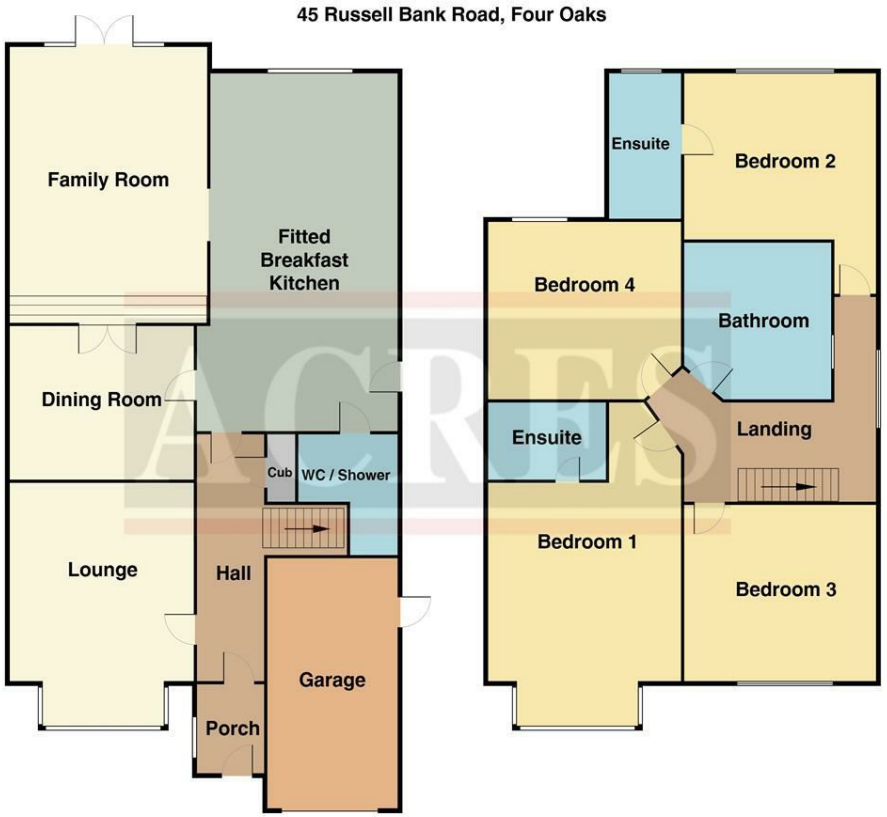
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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.