

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Four bedrooms each with wardrobes
- ◆ Renewed en-suite shower room
- ◆ Well appointed white bathroom
- ◆ Attractive, spacious lounge
- ◆ Dining room
- ◆ Study/play room
- ◆ Refitted breakfast kitchen with integrated appliances
- ◆ Utility room
- ◆ Double garage
- ◆ Set overlooking open fields to rear



22 DUNTON CLOSE, FOUR OAKS B75 5QD - OFFERS OVER £650,000

This well presented and much improved, spacious, freehold, detached family home, is set in a delightful cul-de-sac, close to open countryside with the property, indeed, having an attractive aspect to rear overlooking open fields. Offering gas central heating, the property has undergone significant renovation to now provide an attractive family home. Four Oaks offers access to both local bus services and the Cross City rail line, additionally, the property is well placed for an array of shops and restaurants at Mere Green. Briefly comprising, deep driveway accessing a double car garage, welcoming reception hall with guests cloakroom/w.c. off, spacious lounge, dining room, additional playroom/office, comprehensively refitted breakfast kitchen having a range of integrated appliances in turn having utility room off. To the first floor there are four bedrooms each having wardrobes, the master bedroom featuring a renewed en-suite shower room, furthermore, the family bathroom is provided with a renewed white suite, to the rear of the property is a lawned garden with open fields beyond.

Set back from the roadway behind a deep, multi vehicular tarmac driveway, there is a lawned foregarden flanked by shrubs and hedges, with a half obscure glazed opening to:

RECEPTION HALL: Obscure window to front, double radiator, understairs storage cupboard.

GUESTS CLOAKROOM/W.C.: Obscure window to front, low flushing w.c. in white with matching vanity wash hand basin having base unit beneath, chrome ladder style radiator, tiled splashbacks and floor.

SPACIOUS LOUNGE: 19'4" max x 17'2" min x 11'9" Bay window to front, double radiator, coal effect living flame gas fire set on a black onyx hearth having matching recess and fire surround.

DINING ROOM: 14'3" x 9'10" Double glazed patio doors to rear, double radiator.

PLAYROOM/OFFICE: 13'6" x 8'1" max x 7'0" min Window to front, double radiator.

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 19'0" max x 10'6" min x 13'7" max x 7'7" min Window to rear, one and half bowl stainless steel sink unit set into sweeping rolled edge worksurfaces having matching upstands, there is a comprehensive range of contemporary grey fitted units to both base and wall level, including drawers, integrated dishwasher, fridge and freezer, further 'Neff' appliances comprising stainless steel elevated electric oven with separate grill, stainless steel gas hob having extractor canopy above and glazed splashback, double radiator, space for breakfast table, half double glazed stable door to side with side dresser unit matching to kitchen.

UTILITY ROOM: 8'0" x 5'7" Window to rear, one and a half bowl sink unit set into worksurfaces having upstands co-ordinating to kitchen, double base unit with side integrated washing machine and dryer, radiator.

STAIRS TO LANDING: Airing cupboard.

BEDROOM ONE: 18'0" max x 14'4" min x 11'8" max x 7'1" min plus door recess Window to front, radiator, two double fitted wardrobes.

EN-SUITE SHOWER ROOM: Obscure window to front, matching renewed white suite comprising enclosed shower cubicle, glazed splashscreen, vanity wash hand basin having base unit beneath, side storage/display ledge, low flushing w.c., chrome ladder style radiator, tiled splashbacks and floor.

BEDROOM TWO: 13'1" x 11'0" plus door recess Window to rear, radiator, double fitted wardrobe having side dressing table with draw unit, two bedside units.

BEDROOM THREE: 10'0" x 8'2" Windows to front and side, built-in storage cupboard/wardrobe, radiator.

BEDROOM FOUR: 10'10" max x 8'0" min x 8'3" max x 4'9" minimum measurements to wall. Window to rear, radiator, two double fitted wardrobes, wide fitted draw unit, single and two double storage cupboards set above bed recess.

BATHROOM: Obscure window to rear, matching white suite comprising bath having shower over and side splashscreen, vanity wash hand basin having base unit beneath, low flushing w.c., chrome ladder style radiator, contemporary grey tiling to walls.

DOUBLE GARAGE: 18'3" x 15'7" (please check the suitability of this garage for your own vehicle) Window to rear, half glazed door to side.

OUTSIDE: Paved patio area to a lawned rear and side garden flanked by borders having mature shrubs and bushes, timber fencing, set having an attractive open aspect to rear overlooking fields



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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:

F

FIXTURES & FITTINGS:

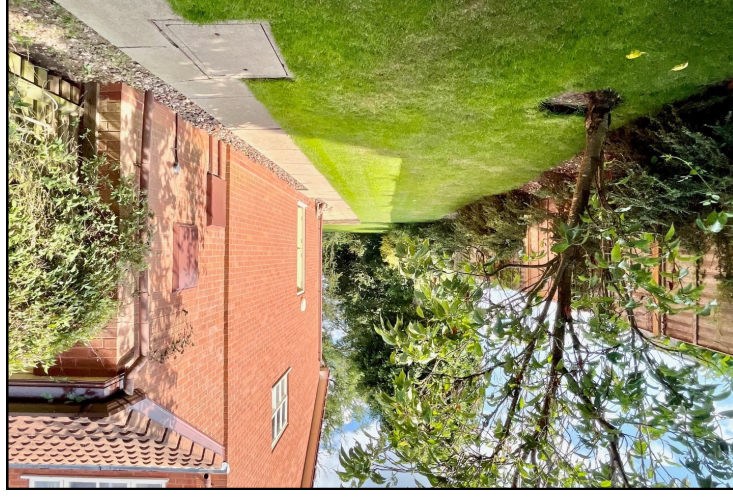
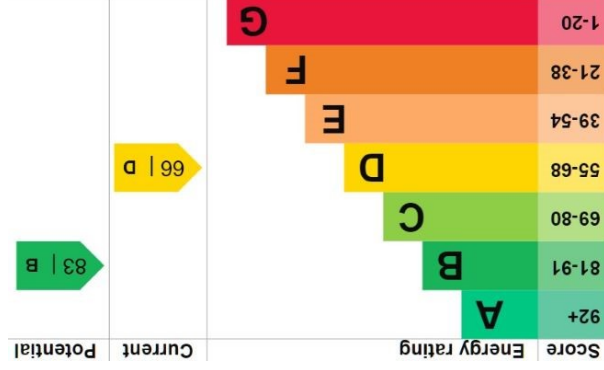
Fitted carpets are included within the sale.

VIEWING:

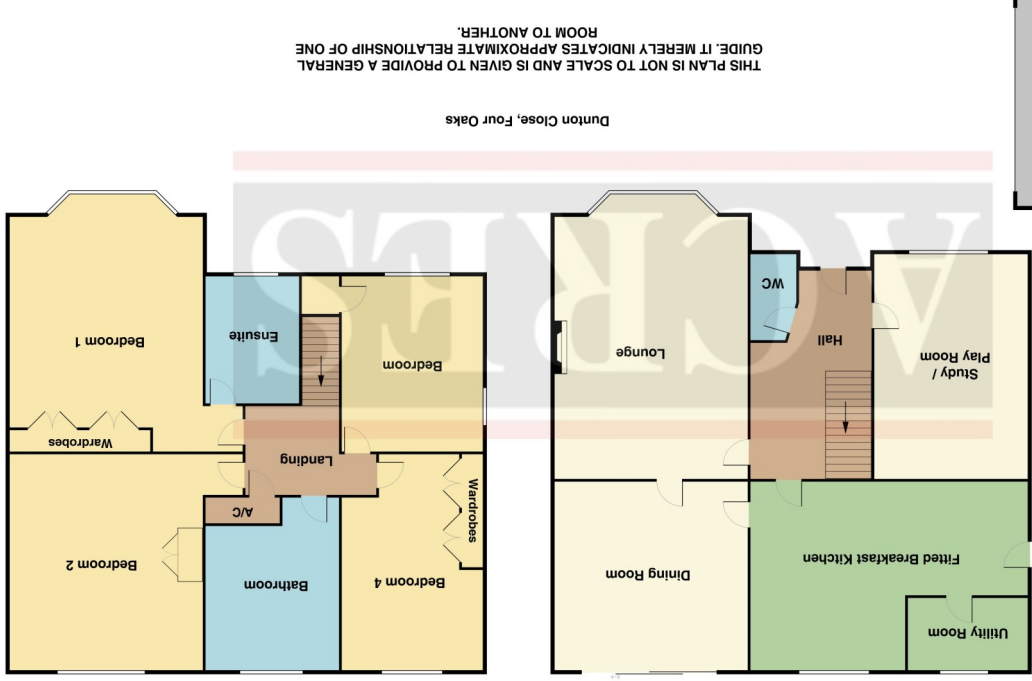
Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Hillwood Common Road



Double Garage



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.