

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
- ◆ En-suite shower room
- ◆ Family shower room/potential bathroom
- ◆ Spacious through lounge
- ◆ Large rear conservatory
- ◆ Dining room
- ◆ Fitted kitchen
- ◆ Breakfast room
- ◆ Utility room & guests w.c.
- ◆ Mature private rear garden
- ◆ Double garage
- ◆ Set on a walled, gated driveway



1 STATION APPROACH, OFF BLAKE STREET FOUR OAKS B74 4EB - OFFERS AROUND £625,000

This deceptively spacious, imposing, freehold, detached family home, is set in a prime central, sought after location, just a short stroll from excellent public transport facilities, including access to the Cross City rail line. Complemented by gas central heating and having PVC double glazing (both where specified), the property is enhanced further by its proximity to open countryside as well as the delightful nature reserve set of Netherstone Grove. Four Oaks offers well regarded schooling and is enhanced further by an array of shops and restaurants at Mere Green. To fully appreciate the property on offer, its true proportions, features and further potential, we highly recommend an internal inspection. Briefly comprising, fully enclosed porch, reception hall, guests cloakroom/w.c., spacious through lounge, dining room, conservatory, fitted kitchen opening to breakfast room having utility room off. To the first floor there are four bedrooms, the master having fitted wardrobes and an en-suite shower room, there is a family shower room/potential bathroom with the property additionally having a double car garage with electric doors and mature, private rear garden.

Set back from the roadway behind a walled foregarden with ranch style gate, there is a substantial block paved driveway, and lawned foregarden with shrubs and bushes. PVC double glazed door opens to:

FULLY ENCLOSED PORCH: PVC double glazed windows to front and side, timber stained door opening to:

RECEPTION HALL: Obscure double glazed window to front, radiator, wood laminate flooring.

GUESTS CLOAKROOM/W.C.: PVC double glazed obscure window to front, white, low flushing w.c., wash hand basin, radiator, wood laminate flooring.

SPACIOUS LOUNGE: 21'0" x 11'7" PVC double glazed window to front, two double radiators, coal effect living flame gas fire set on a marble hearth having matching recess, double glazed patio doors to:

REAR CONSERVATORY: 11'6" x 9'9" PVC double glazed windows to side and rear elevations with double glazed, double French doors to garden.

DINING ROOM: 10'9" x 9'6" PVC double glazed bow window to rear, double radiator.

FITTED KITCHEN: 14'7" x 8'0" PVC double glazed window to rear, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks, there is a range of fitted units to both base and wall level including drawers, elevated electric oven having microwave above, fitted gas hob with extractor canopy over, recesses for washing machine and dryer, tiled floor, opening to:

BREAKFAST ROOM: 7'10" x 7'9" PVC double glazed window to side, radiator, space for breakfast table, tiled floor.

UTILITY ROOM: 8'0" x 5'8" PVC double glazed window and part double glazed door to rear, single drainer sink unit with base unit beneath, recess for washing machine, space for dryer, radiator.

STAIRS TO LANDING: Airing cupboard.

BEDROOM ONE: 16'9" max x 14'10" min x 13'0" max x 11'1" min PVC double glazed window to front, radiator, single and two double fitted wardrobes, dressing table with drawer unit.

EN-SUITE SHOWER ROOM: PVC double glazed obscure window to front, matching white suite comprising enclosed shower cubicle with glazed splashscreen and tiled splashbacks, vanity wash hand basin having double base unit beneath, low flushing w.c., radiator.

BEDROOM TWO: 12'0" x 11'9" max x 9'9" min PVC double glazed window to front, radiator.

BEDROOM THREE: 12'0" max x 8'2" min x 8'10" max x 5'7" min PVC double glazed window to rear, radiator.

BEDROOM FOUR: 10'9" x 7'10" PVC double glazed window to rear, radiator.

SHOWER ROOM: PVC double glazed window to rear, white suite comprising large shower cubicle with drying area, glazed splashscreen and tiled splashbacks, wash hand basin, low flushing w.c., radiator.

DOUBLE GARAGE: 17'4" x 8'3" max x 7'6" min **SECOND GARAGE:** 17'6" x 8'7" (please check the suitability of these garages for your own vehicle) Both having electric garage doors, door to outside, door to reception hall.

OUTSIDE: Paved patio area with outside tap to a lawned rear garden having shrubs, bushes, timber fencing, mature hedge to rear.



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.)

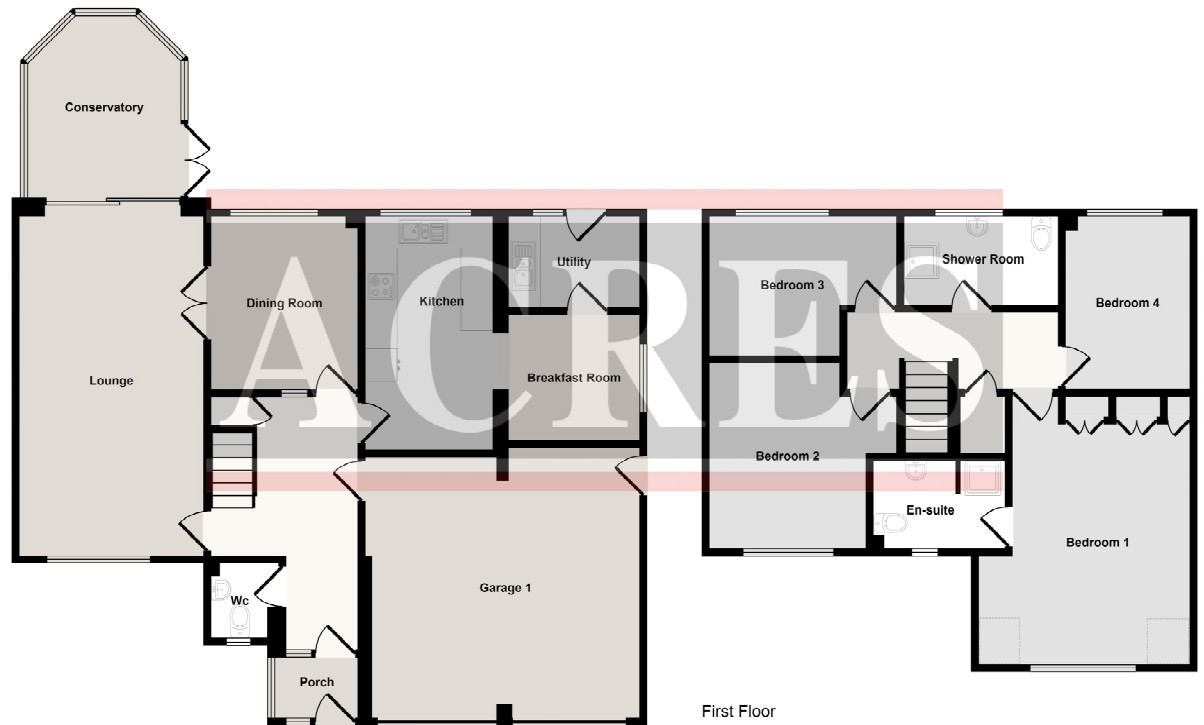
COUNCIL TAX BAND: F

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Blake Street/Hill Hook Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 109 sq m / 1170 sq ft

☐ Denotes head height below 1.5m

First Floor
Approx 66 sq m / 715 sq ft

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

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.

