



4 FOUR OAKS COMMON ROAD, FOUR OAKS B74 4NJ

PRICE GUIDE - £735,000



This imposing, deceptive, exceptionally spacious, freehold, detached family home has undergone significant alteration and enlargement in recent times to provide truly outstanding, substantial family home, which is set in a prime location just a short stroll from Sutton Park, well regarded schooling, local shops and excellent public transport facilities. Complemented by gas central heating and triple glazing (each where specified), to appreciate fully the specification on offer, it's host of improvements and true proportions, we highly recommend an internal inspection. Briefly comprising, deep welcoming reception hall having guests cloakroom/w.c. off, formal lounge, dining room, large study/playroom, substantial L-shaped, comprehensively fitted kitchen having central island opening to dining/breakfast area in turn with family sitting room off, additionally there is a utility room. To the second floor there are four double bedrooms, each having wardrobes together with an en-suite shower room and substantial feature family bathroom, the master bedroom suite is set to the second floor having a recess, potential walk in wardrobe area, together with en-suite shower room. To the rear there is a mature garden.

Set back from the roadway behind a multi-vehicular, block paved driveway, with tall privet hedge to fore, access is gained to the property via a feature front door with double glazed insets opening to:

WELCOMING RECEPTION HALL: Triple glazed windows to front and side, tiled floor with underfloor heating.

GUESTS CLOAKROOM/W.C.: Matching white suite comprising low flushing w.c., vanity wash hand basin with base unit beneath, tiled floor.

LOUNGE: 15'3" max x 12'10" min x 11'10" PVC triple glazed square bay window to fore, electric pebble style fire having hearth and mantel, radiator.

PLAYROOM/STUDY: 11'0" x 10'6" PVC triple glazed window to front, radiator.

DINING ROOM: 12'10" x 10'9" Double radiator, opening to:

SUBSTANTIAL FITTED DINING KITCHEN COMBINING FAMILY ROOM: 27'8" max x 18'3" min x 22'5" max x 12'8" min
FAMILY AREA: Triple glazed windows with central triple glazed French doors to rear.



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OPEN PLAN DINING AREA: Triple glazed windows with central triple glazed double French doors to rear garden, full width part vaulted ceiling over, having three large inset, double glazed Velux windows, space for dining table being open plan to:

COMPREHENSIVELY FITTED KITCHEN: Having central island unit with granite worktop, having contemporary base units beneath, one and a half bowl inset sink unit, flush fitting induction hob having stainless steel extractor over, there is a further range of fitted units to both base and wall level including draws, electric oven having separate grill in turn with further oven/microwave above, American style fridge freezer, integrated dishwasher, further worksurfaces with upstands, tiled floor with under floor throughout kitchen/family area.

UTILITY ROOM: 10'4" x 7'0" PVC triple glazed window to side, Belfast sink unit having side wooden worksurfaces, fitted base units, space for washing machine and dryer, tiled floor with underfloor heating.

STAIRS TO LANDING: PVC triple glazed window to front, radiator.

BEDROOM TWO: 19'1" max x 17'3" min x 10'6" max x 8'4" min PVC triple glazed window to rear, double built-in wardrobe, radiator.

EN-SUITE SHOWER ROOM: Matching white suite comprising large shower cubicle, vanity wash hand basin with base unit beneath, low flushing w.c., ladder style radiator, tiled splashbacks and floor.

BEDROOM THREE: 15'6" max x 10'10" min x 12'0" max x 7'0" min Triple glazed bay window to fore, radiator.

BEDROOM FOUR: 15'10" max x 13'0 min x 8'6" Triple glazed window to rear, double built-in wardrobe, radiator.

BEDROOM FIVE: 14'10" max x 12'10' min x 11'0" PVC triple glazed square bay window to fore with further window to side, radiator, double built-in wardrobe.

LARGE FAMILY BATHROOM: 16'0" x 9'6" max x 7'5" min Triple glazed PVC obscure window to rear, matching well appointed feature white suite comprising free standing bath, his and hers bowl wash hand basins set onto base unit having draws beneath, low flushing w.c., double shower cubicle with glazed splashscreen, tiled splashback, tiled floor, tall contemporary radiator. Airing cupboard.

STAIRS TO SECOND FLOOR LANDING: Double glazed Velux window to fore, radiator.



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.





MASTER BEDROOM: 19'6" max x 17'10" min x 16'6" max x 10'10" PVC triple glazed, square bay window to rear, double radiator. Potential walk-in 'wardrobe area' being 12'8" x 4'2" providing space for hanging rails for clothing and having double glazed Velux window to front.

EN-SUITE SHOWER ROOM: Double glazed Velux window to front, matching white suite comprising large shower cubicle with glazed splashscreen, wide vanity wash hand basin with base unit beneath, low flushing w.c., contemporary ladder style radiator, tiled floor.

OUTSIDE: Paved patio area to a lawned rear garden having, timber fencing, mature hedge together with two sheds.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	58 d	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: E



Four Oaks Common Road, Four Oaks



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.