

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms, two with wardrobes
- ◆ Well appointed family bathroom
- ◆ Extended, spacious lounge
- ◆ Feature 'Minster' style fireplace
- ◆ Day/dining room
- ◆ Fitted breakfast kitchen with integrated appliances
- ◆ Wide garage
- ◆ Mature, well stocked, southerly rear garden
- ◆ Offering charm, style and character



53 WALSALL ROAD, FOUR OAKS B74 4NH - OFFERS OVER £575,000

This most attractive, imposing, traditional styled, freehold, semi detached family home, is set in a prime, central, sought after location, just a short stroll from Sutton Park with all its natural beauty and ideally placed for a range of shopping facilities at The Crown. Four Oaks offers well regarded schooling for all ages as well as excellent transport links, including the Cross City rail line. Complemented by gas central heating and having double glazing (both where specified), the property offers well proportioned, deceptively spacious, extended living accommodation, which has been finished to an exacting specification, all of which, to fully appreciate, we highly recommend an internal inspection. Briefly comprising, fully enclosed porch, welcoming reception hall, guests cloakroom/w.c., spacious lounge with feature fireplace, dining/day room, extended fitted breakfast kitchen with integrated appliances, side lobby, three bedrooms, two having wardrobes, well appointed family bathroom, large side garage, mature, well stocked, southerly rear garden.

Set back from the roadway behind a multi vehicular block paved driveway with mature screening hedge to front, access is gained to the property via an arched doorway having glazed inset double doors opening to:

FULLY ENCLOSED PORCH: Part obscure, leaded light glazed door opens to:

WELCOMING RECEPTION HALL: Obscure leaded light window to front, radiator with cover, 'Amtico' flooring.

GUESTS CLOAKROOM/W.C.: Low flushing white w.c. with matching wash hand basin, 'Amtico' flooring.

EXTENDED, SPACIOUS LOUNGE: 21'5" x 11'11" Wide, double glazed windows to rear with central, double French doors, 'Minster' styled fireplace having hearth and mantle with central inset, living flame gas fire, radiator.

DINING/DAY ROOM: 14'3" max x 11'10" min x 11'10" max x 10'9" min PVC double glazed bay window to front, coal effect living flame gas fire set into a marble hearth having matching recessed fire surround, in turn having recesses set to side having double base units and shelving above.

EXTENDED, FITTED BREAKFAST KITCHEN: 14'6" x 10'3" Double glazed window and double French doors to rear garden, granite worksurfaces having upstands, inset stainless steel sink, there is a range of fitted units to both base and wall level, including draws, integrated fridge and dishwasher, elevated stainless steel oven having separate microwave, fitted hob with stainless steel splashback and extractor canopy, tall, contemporary radiator, space for breakfast table.

SIDE PASSAGEWAY: Part obscure glazed door to rear, door to garage.

STAIRS TO LANDING: Double glazed window to side.

BEDROOM ONE: 14'7" max x 12'0" min x 11'10" max x 9'10" min PVC double glazed bay window to front having fitted window seat, three double fitted wardrobes funning to full width, radiator.

BEDROOM TWO: 14'0" x 12'0" Double glazed window to rear, double and single fitted wardrobes, central dressing recess having double base unit, radiator.

BEDROOM THREE: 8'10" x 7'2" Double glazed window to front, radiator.

WELL APPOINTED BATHROOM: Obscure, double glazed window to rear, matching white suite comprising bath, wall hung, wide, vanity wash hand basin with base unit beneath, low flushing w.c., enclosed separate shower cubicle with glazed splashscreens, complementary tiling to walls, chrome ladder style radiator, 'Amtico' flooring, tiled splashbacks, additional radiator.

LARGE SIDE GARAGE: 18'3" x 10'9" Remote controlled electric garage door with further stable door to front, space for fridge freezer. **LAUNDRY AREA:** Having plumbing for washing machine, space for dryer together with Belfast sink.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



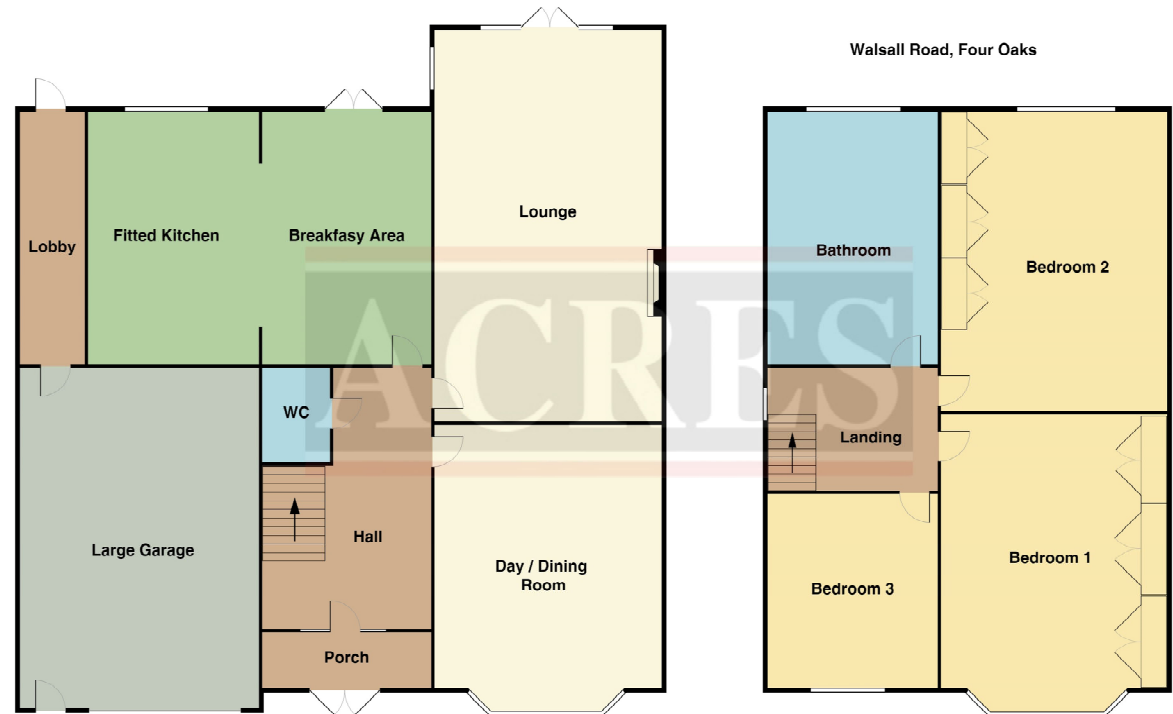
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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.