

ACRES

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

☎ 0121 323 3088



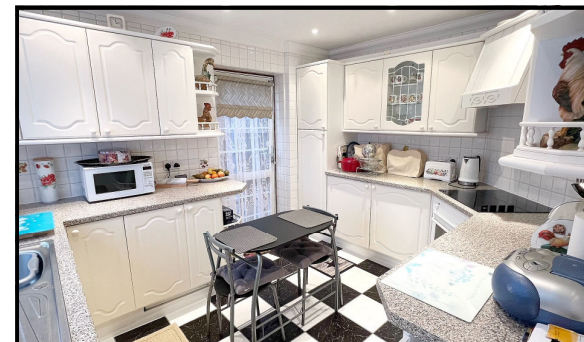
fouroaks@acres.co.uk



www.acres.co.uk



- ◆ Four bedrooms
- ◆ Family bathroom
- ◆ Spacious rear through lounge/dining room
- ◆ Snug/optional dining room
- ◆ Fitted kitchen with hob and oven
- ◆ Guest cloakroom/WC
- ◆ Double garage with electric door
- ◆ Set in a small centrally located cul de sac



4 ST JOHN CLOSE, FOUR OAKS, SUTTON COLDFIELD, B75 5NZ OFFERS AROUND £485,000

This deceptively spacious freehold detached family home is set in a small cul de sac within a central sought after location being just a few hundred metres from well regarded schooling and open countryside. Four Oaks offers access to excellent public transport links including the cross city line and furthermore offers an array of shops and restaurants at Mere Green. Complemented by gas central heating and having Pvc double glazing (both where specified). To fully appreciate the property on offer we highly recommend internal inspection. Briefly comprising:- Fully enclosed porch, reception hall, guest cloakroom/WC, spacious full width lounge/dining room with living flame gas fire, additional day room/den/optional dining room as preferred, fitted kitchen having integrated appliances. To the first floor there are four bedrooms together with a family bathroom, set to the side you will find a double garage with remote controlled up and over door, and to the rear a mature garden.

Set back from the roadway behind a lawned foregarden having driveway set to side, access is gained to the accommodation via a double glazed door opening to:-

FULLY ENCLOSED PORCH: Double glazed window to side, glazed door to:-

RECEPTION HALL: Obscure double glazed window to front and side, double radiator, understairs storage/cloaks cupboard.

GUEST CLOAKROOM/WC: Obscure double glazed window to side, low flushing white w.c., matching wash hand basin with tiled splashbacks and floor, radiator.

THROUGH LOUNGE/DINING ROOM: 24'2" x 12'1" Pvc double glazed window to rear together with double glazed patio doors, coal effect living flame gas fire set on a marble hearth having matching recess, decorative fire surround, double radiator.

DINING ROOM: 16'6" x 7'1" Double glazed bow window to front, radiator.

FITTED KITCHEN: 11'6" x 9'6" Double glazed window to front together with door to side, single drainer sink unit having double base unit beneath, there are a further range of fitted units at both base and wall level including drawers, integrated electric oven having hob above in turn with extractor canopy over, integrated dishwasher, rolled edge work surfaces having tiled splashbacks.

STAIRS TO LANDING: Radiator, linen cupboard.

BEDROOM ONE: 12'4" x 11'3" Double glazed window to front, radiator, double built-in wardrobes, three further double wardrobes with storage cupboards over.

BEDROOM TWO: 11'9" max, 8'2" min x 11' max, 7'8" min Pvc double glazed window to rear, radiator.

BEDROOM THREE: 13' x 8'3" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 9'6" x 6'6" Double glazed window to front, radiator.

FAMILY BATHROOM: Obscure double glazed window to side, matching suite comprising bath having glazed splash screen and shower, wash hand basin, low flushing w.c., tiling to walls and floor, radiator.

SIDE DOUBLE GARAGE: 18'4" x 15'3" (please check these measurements are suitable for your own vehicle) Remote controlled garage door, half obscured Pvc double glazed door to rear, single drainer sink unit having base unit beneath, space for fridge freezer and dryer.

OUTSIDE: Block paved patio area to a lawned rear garden having timber fencing.



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.)

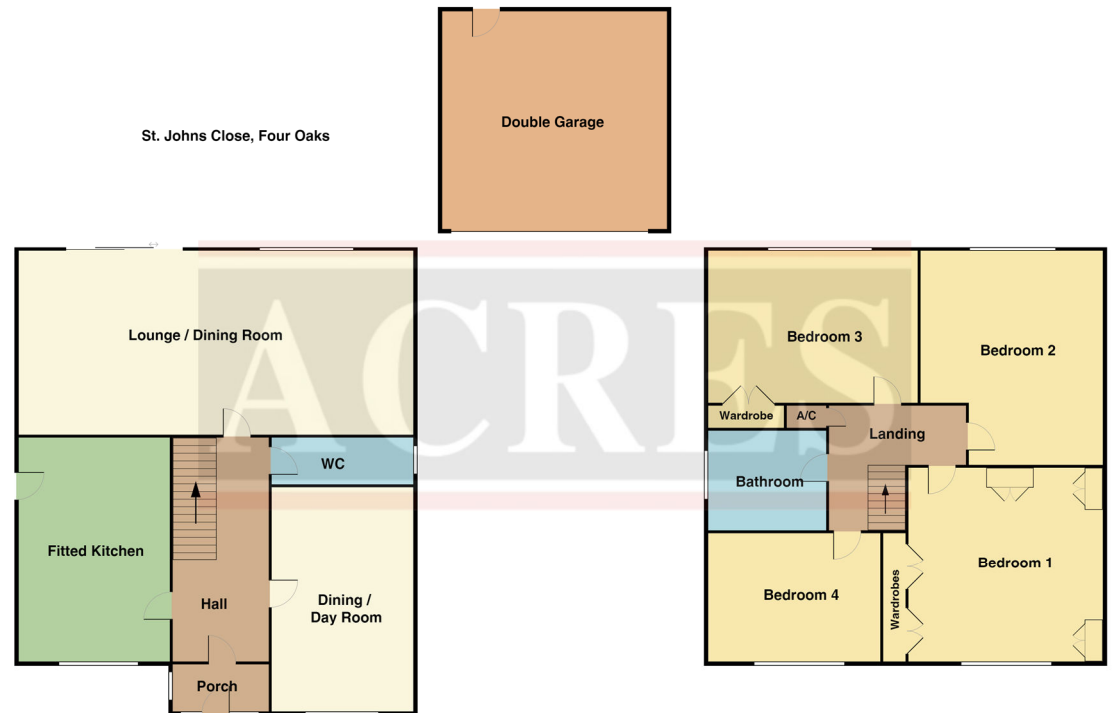
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Loxley Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	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.