

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four bedrooms
- ◆ White en-suite shower room
- ◆ White, family bathroom
- ◆ Attractive lounge with feature fireplace
- ◆ Dining room
- ◆ Enlarged, comprehensively fitted breakfast kitchen
- ◆ Guests wc & utility room
- ◆ Garage style store
- ◆ Set in a small cul-de-sac
- ◆ Much improved & well presented



***3 WOODMAN GROVE, FOUR OAKS, B75 5UP - OFFERS AROUND £540,000***

This well presented, deceptively spacious, freehold, detached family home, offers generous and thoughtfully designed, well proportioned accommodation, which is complemented by gas central heating and pvc double glazing (both where specified), has the added security of an alarm system. Set within a small cul-de-sac, in a central, sought after location, Four Oaks, offers access to well regarded schooling, an array of shops, restaurants and coffee houses in Mere Green and additionally is served by excellent public transport links. To fully appreciate the property on offer, together with it's host of improvements, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, guests cloakroom/wc, spacious lounge with feature fireplace, dining room, enlarged, comprehensively fitted breakfast kitchen, utility room, rear garden and garage styled store room. To the first floor there are four bedrooms, two having built-in wardrobes, white en-suite shower room and a family bathroom.

Set back from the roadway behind a block paved, twin car driveway having lawn to side, access is gained to the accommodation via:

**RECESSED PORCH:** Multi-locking front door opens to:

**WELCOMING RECEPTION HALL:** Obscure double glazed window to front, double radiator, cloaks cupboard, wood laminate flooring.

**GUESTS CLOAKROOM/WC:** Matching white suite comprising low flushing wc, wash hand basin, radiator wood laminate flooring.

**ATTRACTIVE LOUNGE:** 15'7" max / 14' min x 11'9" Pvc double glazed bay window to front, double radiator, coal effect living flame gas fire set on a black granite hearth having recess and Minster style fire surround.

**DINING ROOM:** 11' x 8'6" Pvc double glazed double French doors to rear, double radiator.

**ENLARGED, FITTED BREAKFAST KITCHEN:** 18'2" x 11'6" Pvc double glazed window and part double glazed door to rear, one and a half bowl stainless steel sink set into sweeping granite work surfaces having tiled splash backs and downlighters, there is a range if fitted units to both base and wall level including drawers, integrated fridge/freezer, wine fridge, stainless steel oven having separate grill, fitted gas hob, there is a further range of high gloss units to both base and wall level including further granite work surfaces, radiator with cover, space for breakfast table.

**UTILITY ROOM:** 8'3" x 7' Sink unit set into work surfaces with further base unit, recess for washing machine, space for dryer, fitted shelving.

**STAIRS TO LANDING:** Pvc double glazed obscure window to front, radiator, double airing cupboard.

**BEDROOM ONE:** 13' max / 9'9" min x 12' Pvc double glazed window to front, radiator, two double fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Matching white suite comprising large shower cubicle with glazed splash screen and tiled splash backs, wash hand basin, low flushing wc, further tiled splash backs, storage/display ledge, ladder style radiator.

**BEDROOM TWO:** 11'9" x 11'9" max / 9'6" min Pvc double glazed window to rear with fitted shutters, two double built-in wardrobes, radiator.

**BEDROOM THREE:** 9'7" x 8'10" Pvc double glazed window to front, radiator.

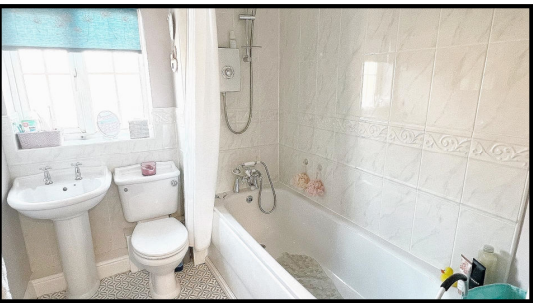
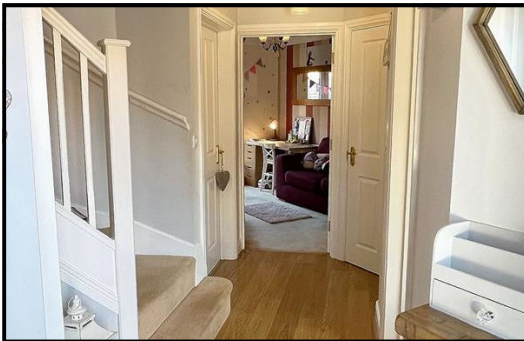
**BEDROOM FOUR:** 11'10" x 8'9" Pvc double glazed window to rear with fitted shutters, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over and tiled splash backs, wash hand basin, low flushing wc, radiator.

**GARAGE STYLED STORE ROOM:** 8'6" x 6'1" Up and over door.

**OUTSIDE:** Shaped paved patio area to a lawned rear garden having timber fencing together with shrubs and bushes.





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:** D

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

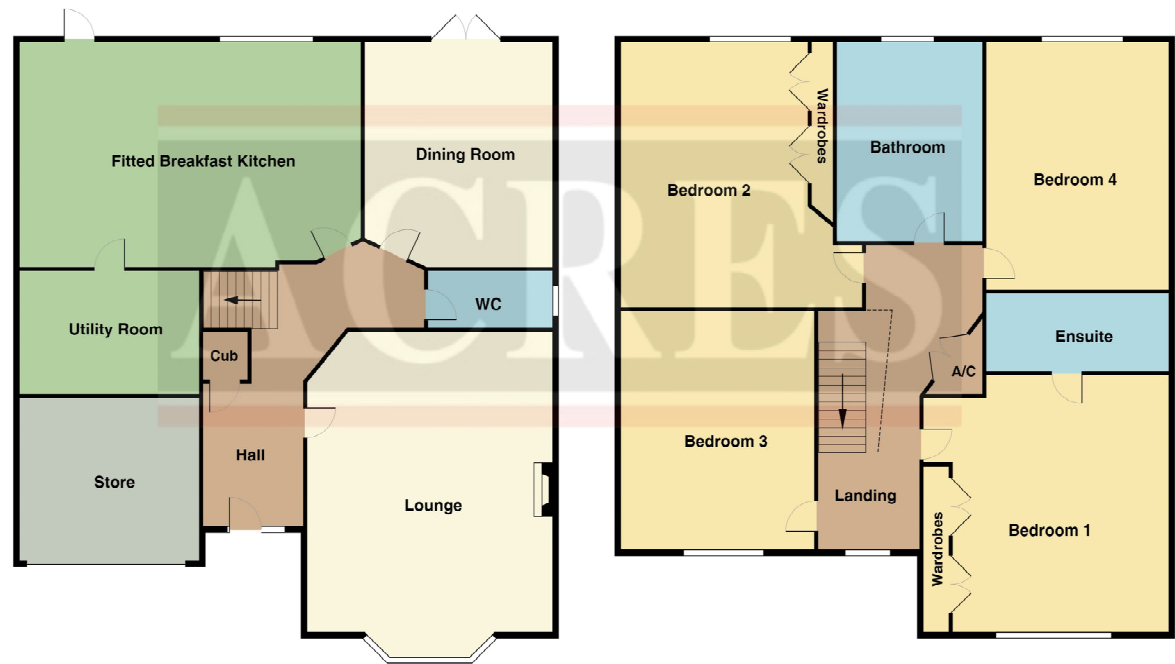
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Foresters Way, in turn off Ramblers Way, off Harvest Fields Way

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Woodman Grove, 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.

