

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three double bedrooms
- ◆ Optional fourth bedroom/study
- ◆ Substantial white, family bathroom
- ◆ Imposing, enlarged & spacious lounge
- ◆ Dining room
- ◆ Comprehensively re-fitted breakfast kitchen having central island & appliances
- ◆ Tandem double garage
- ◆ Generous, mature rear garden
- ◆ Central, sought after location



36 WALSALL ROAD, FOUR OAKS, B74 4QR - OFFERS AROUND £675,000

This most attractive, freehold, traditional styled Streather built, extended, detached family home is set in a prime, central and sought after location, just a short stroll from local shops at 'The Crown' and is similarly placed for Sutton Park with all its natural beauty. Four Oaks offers excellent public transport links including access to the Cross City rail line, additionally there is well regarded schooling within the area. Providing the scope and potential for further alteration and modernisation, the property is complemented by gas central heating and Vale double glazed windows is original frames (both where specified). Briefly comprising fully enclosed porch, reception hall, substantial, imposing lounge, dining room with twin aspect windows, contemporary fitted kitchen having central island and integrated appliances, in turn with pantry off. To the first floor you will find three double bedrooms, each having wardrobes, together with an optional fourth bedroom/home office, large family bathroom with white suite and separate wc. Set to the side the property has a tandem double garage and a generous mature rear garden. All fo which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway flanked by borders having mature shrubs and bushes, access is gained to the accommodation via a feature stained wooden door with glazed insets opening to:

FULLY ENCLOSED PORCH: Further windows to front and side, part obscure glazed door to:

RECEPTION HALL: Radiator, cloaks cupboard.

IMPOSING, SPACIOUS LOUNGE: 25'3" max / 22'1" min x 17'2" Wide bay window to rear with central double French doors opening to garden, further window to side, marble fireplace having matching recess and surround, three double radiators.

DINING ROOM: 13'10" max / 12'3" min x 12' Double glazed window to rear, further leaded light window to front, double radiator.

FITTED BREAKFAST KITCHEN: 15'9" max / 12'6" min x 13'3" Double glazed window to front with shutters, central feature island unit having breakfast area for space for two stools, inset deep sink unit in turn having base units beneath, there is a further comprehensive range of fitted units to both base and wall level including drawers, granite work surfaces with matching upstands, integrated fridge, freezer and dishwasher, wide stainless steel Range style cooker, extractor canopy over, walk-in pantry with shelving.

RETURN STAIRS TO LANDING: Leaded light window to side, radiator.

BEDROOM ONE: 16'9" x 12' max / 10'1" min Double glazed windows to front and rear, two double fitted wardrobes with four double fitted storage cupboards over, two radiators, white wash hand basin.

BEDROOM TWO: 14'10" to wardrobe doors x 12'3" Double glazed window to rear, radiator, four double fitted wardrobes to full width.

BEDROOM THREE: 12'2" x 12'1" Double glazed window to rear, radiator, double fitted wardrobe with two double storage cupboards over, twin sets of drawer units.

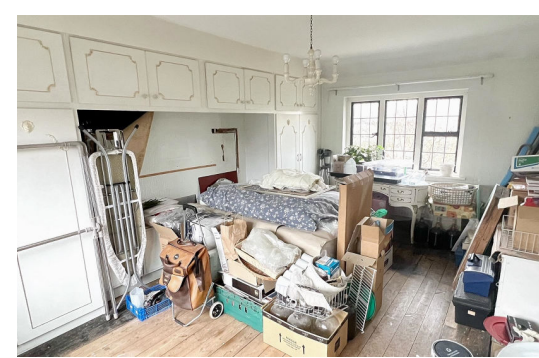
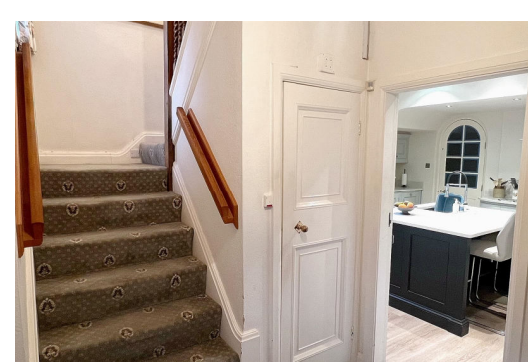
BEDROOM FOUR/STUDY: 6'8" x 6'1" Double glazed window to front, double radiator.

LARGE FAMILY BATHROOM: 10' x 9'6" Double glazed window to front, matching white suite comprising bath, wash hand basin, low flushing wc, enclosed separate shower cubicle with glazed splash screen, double radiator, linen cupboard.

SEPARATE WC: Obscure double glazed window to front, white low flushing wc.

SIDE TANDEM DOUBLE GARAGE: 31' x 12'7" max / 9' min Deep built-in store having central heating boiler and pressurised water cylinder. Windows and door to rear garden. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area to a generous, lawned rear garden having an abundance of shrubs, bushes and trees.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

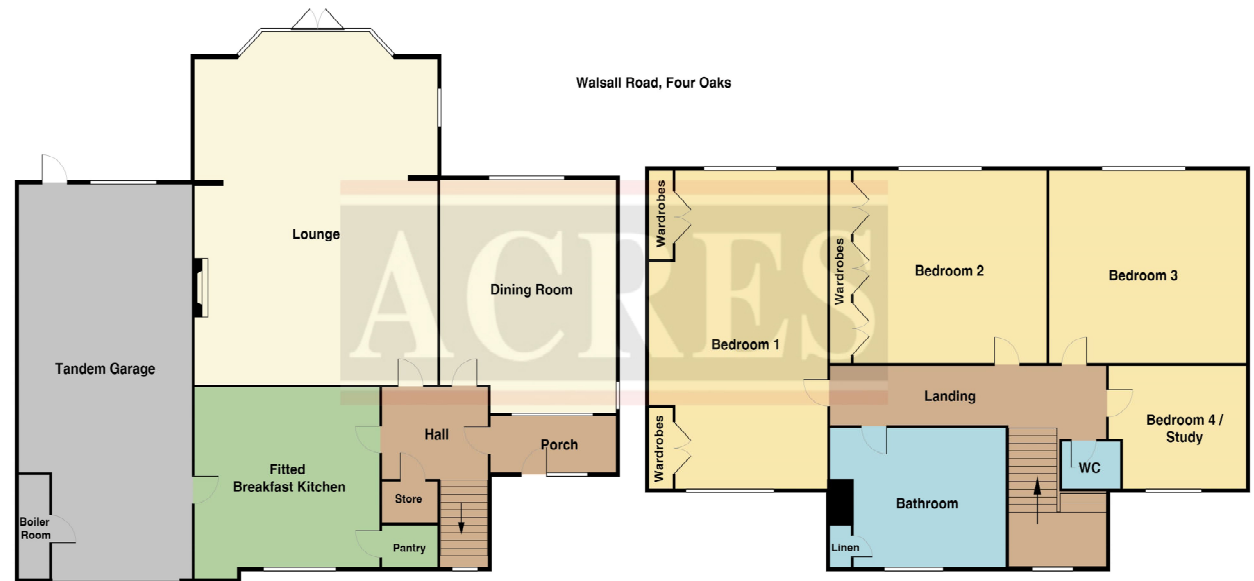


TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: G

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

VIEWING: Highly recommended via Acres on 0121 323 3088.



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.