

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Detached family home
- ◆ Four bedrooms
- ◆ Master bedroom having en-suite
- ◆ Well appointed family bathroom
- ◆ Dining room with French doors to garden
- ◆ Fitted breakfast kitchen
- ◆ Utility room & guests wc
- ◆ Enclosed rear garden
- ◆ Garage
- ◆ Sought after, secluded location



33 BISHOPS MEADOW, FOUR OAKS, B75 5PQ - PRICE GUIDE £485,000

Being delightfully positioned in a private, enclosed location, this four bedroomed, freehold, detached family home offers established living space close to a host of well regarded schooling. Within a short drive to Mere Green with its host of shopping facilities, cafes, supermarkets and restaurants, the property additionally has access to the Cross City rail line at Four Oaks station and an abundance of available bus services. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises of entrance hall, spacious lounge with bay window, dining room with French doors to garden, fitted breakfast kitchen with utility room and guests cloakroom/wc off. To the first floor are four good sized bedrooms, the master additionally having an en-suite shower room and well appointed family bathroom. Externally there is a tarmac multi-car driveway, access to garage and to the rear of the property is a patio area with landscaped garden. To fully appreciate the property on offer and its exceptional position, we highly recommend an internal inspection.

Set back from the road behind a multi-car tarmac driveway, the property is accessed via an obscure pvc glazed front door opening to:

RECEPTION HALL: Stairs to first floor, doors to:

LOUNGE: 13'5" x 13'1" Pvc double glazed box bay window to front, gas coal effect fire having marble hearth and surround, radiator, access to:

DINING ROOM: 9'2" x 7'1" Pvc double glazed French doors to rear, radiator, access back into lounge.

FITTED BREAKFAST KITCHEN: 11'1" x 9'2" Double glazed windows to rear, a range of matching wall and base units with rolled edge work surfaces, space for dishwasher and fridge/freezer, four ring gas hob with extractor canopy over, one and a half bowl stainless steel sink/drainage unit, tiled splash backs, radiator, space for table/breakfast bar.

UTILITY ROOM: 5'7" x 4'11" Double glazed obscure door to side, recess for fridge/freezer, space for washing machine and tumble dryer.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to rear, suite comprising low level wc, vanity wash hand basin, roll top work surface over, tiled splash backs, radiator, access to utility.

STAIRS TO LANDING:

BEDROOM ONE: 13'1" x 11'2" Pvc double glazed window to front, radiator.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front, corner shower cubicle with glazed splash screen, low level wc, vanity wash hand basin, tiled splash backs.

BEDROOM TWO: 13'9" x 8'6" Pvc double glazed window to front, radiator.

BEDROOM THREE: 11'2" x 9'2" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 8'6" x 8'6" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 6'8" x 5'11" Pvc double glazed obscure window to rear, suite comprising bath with overhead shower, wash hand basin, low level wc, shelving, radiator.

GARAGE: 17'1" x 8'6" Metal up and over garage door **(Please check the suitability of this garage for your own vehicle)**

REAR GARDEN: Paved patio area leads to enclosed rear garden with two sheds.



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: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Slade Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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.