

ACRES

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

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- ◆ Four bedrooms
- ◆ En-suite shower room
- ◆ Family bathroom
- ◆ Spacious lounge with fireplace
- ◆ Rear conservatory
- ◆ Extended, fitted breakfast kitchen
- ◆ Guests cloakroom/wc
- ◆ Garage with electric door
- ◆ Set in a centrally located cul-de-sac



1 ST JOHN CLOSE, FOUR OAKS, B75 5NZ - OFFERS AROUND £450,000

Set in a small cul-de-sac, within a central, sought after location, the property is positioned within short walking distance of well regarded infants and junior schooling and is similarly placed for open countryside. The freehold property is complemented by gas central heating and pvc double glazing (both where specified) and is further enhanced by having been extended to provide family accommodation. Briefly comprising reception hallway, guests cloakroom/wc, attractive through lounge, rear conservatory, enlarged fitted breakfast kitchen, to the first floor there are four bedrooms, three of which having wardrobes/storage, furthermore there is an en-suite shower room and family bathroom. Externally the property offers a single garage and lawned rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a block paved driveway having side lawn, access is gained to the accommodation via a pvc door having obscure double inset opening to:

RECEPTION HALL: Radiator, stairs off.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, radiator, low flushing wc, wash hand basin.

IMPOSING, SPACIOUS LOUNGE: 18'10" x 12'10" Pvc double glazed bow window to front, coal effect living flame gas fire set into fire surround having hearth and mantle, double radiator, double glazed patio doors to:

REAR CONSERVATORY: 10' x 10' Pvc double glazed windows to side and rear, double radiator, door to garden.

FITTED BREAKFAST KITCHEN: 14'4" x 11'7" max / 10'6" min Pvc double glazed window to rear, single bowl sink unit set into sweeping granite work surfaces having matching upstands, there is a comprehensive range of fitted units to both base and wall level including drawers, elevated stainless steel oven having separate grill, matching gas hob with extractor canopy over, radiator, space for breakfast table, under stairs storage cupboard/pantry, pvc double glazed door to side.

STAIRS TO LANDING: Airing cupboard.

BEDROOM ONE: 15' max / 12'10" min x 9' max / 7'8" min plus door recess Pvc double glazed window to front, radiator, single and two double fitted wardrobes, drawer unit.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, enclosed shower cubicle, wash hand basin, low flushing wc, radiator.

BEDROOM TWO: 13' x 8'4" Pvc double glazed window to front, radiator.

BEDROOM THREE: 10' x 8'7" Pvc double glazed window to rear, radiator, built-in wardrobe/storage cupboard.

BEDROOM FOUR: 7'6" x 6'10" Pvc double glazed window to rear, radiator, built-in wardrobe/storage cupboard.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching suite comprising bath, vanity wash hand basin having side storage/display ledge, low flushing wc, tiling to walls and floor.

GARAGE: 16'8" x 8'3" Having electric garage door and outside tap. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area to a lawned rear garden having shrubs and timber fencing.



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)

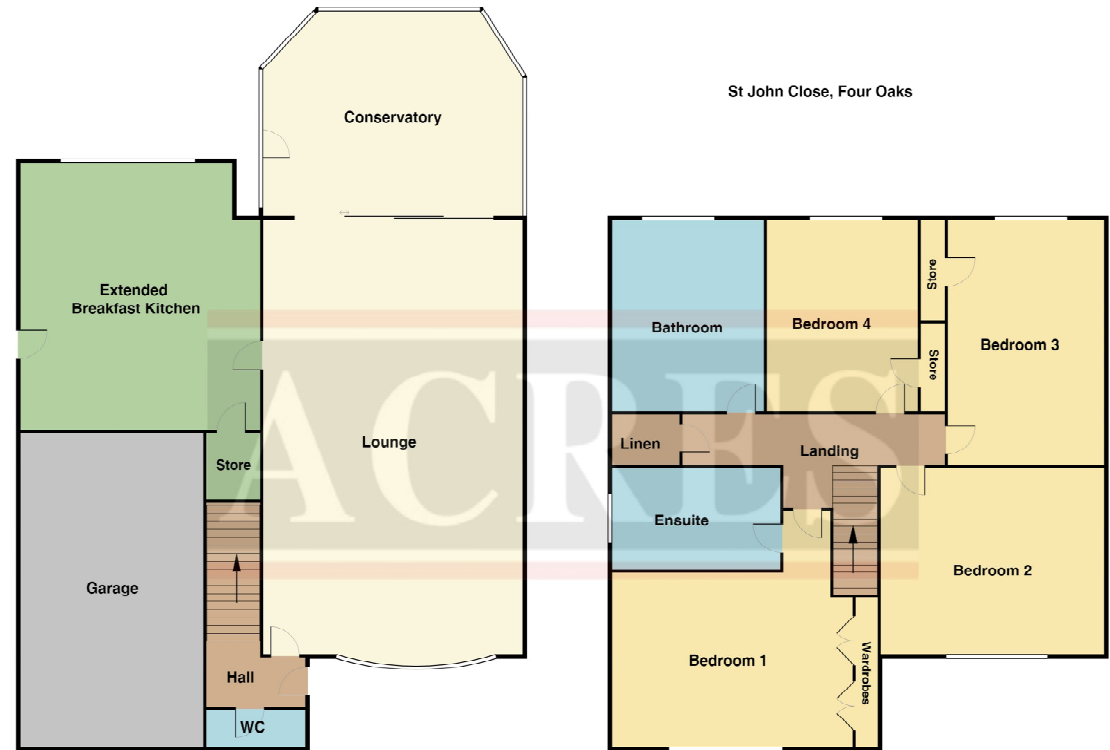
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Loxley Road, in turn off Worcester Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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.