



4 ALSTON CLOSE, FOUR OAKS, B74 2XZ

## OFFERS AROUND - £875,000

Set in this exclusive, well regarded, central and sought after location, Alston Close is positioned off Le More, in turn off Four Oaks Road. Accordingly Sutton Park is set within short walking distance, as are excellent public transport links including access to the Cross City rail line at Four Oaks station. This highly deceptively spacious, freehold, detached, dormer bungalow/family home, offers thoughtfully designed accommodation, which is complemented by gas central heating and pvc double glazing (both where specified) and further has the benefit of a security alarm system.

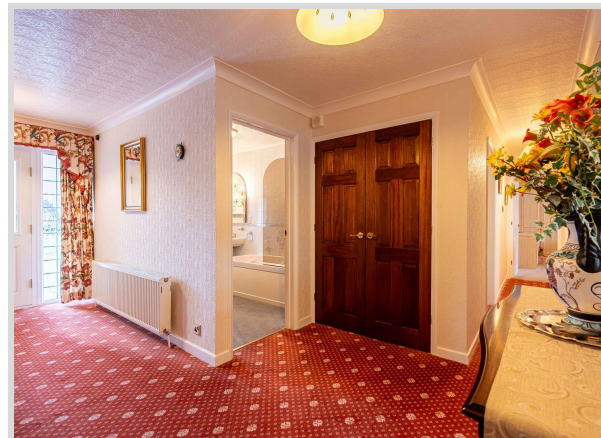
A array of shopping facilities, restaurants and cafes can be found at Mere Green, furthermore there is well regarded schooling for all ages within the local area.

To fully appreciate this delightful home, its host of features and spacious proportions, we highly recommend an internal inspection.

Briefly comprising welcoming reception hall, imposing lounge having wide Inglenook fireplace, rear dining room, fitted breakfast kitchen having integrated appliances, additionally there is the option of three ground floor bedrooms, or perhaps one being utilised as a home office/den and furthermore there is a family bathroom.

To the first floor the property offers a magnificent master bedroom suite having a range of fitted wardrobes and a well appointed white en-suite bathroom off, with the added feature of a self-contained sauna. A generous, easy access loft area gives ample storage and once more offers the potential to be converted to provide a home office/den. Externally the property has a double car garage with remote controlled door and lawned rear garden with patio.

Set back from the roadway behind a generous, block paved in and out driveway having central lawn, access is gained to the property via three feature archways opening to:



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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**WIDE RECESSED PORCH:** Multi-locking front door with double glazed insets opens to.

**RECEPTION HALL:** Pvc double glazed obscure window to front, double radiator, double cloaks/storage cupboard.

**IMPOSING, SPACIOUS LOUNGE:** 21'10" x 15' max / 12' min Pvc double glazed bow window to front, wide Inglenook fireplace having double glazed windows to either side and central coal effect living flams gas fire set upon a tiled hearth with briquette surround, double radiator.

**DINING ROOM:** 11'10" x 10'6" Pvc double glazed window and door to rear, double radiator.

**FITTED BREAKFAST KITCHEN:** 15'10" x 10'10" Pvc double glazed window and half double glazed door to rear, one and a half bowl sink unit set into sweeping work surfaces having tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including drawers, further dresser style unit with additional units, integrated oven having gas hob and extractor canopy over, integrated dishwasher and washing machine, space for breakfast table, double radiator, tiled floor.

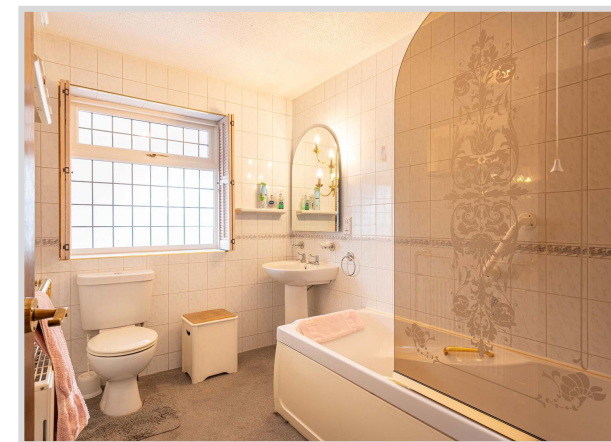
**BEDROOM TWO:** 14' x 14' Pvc double glazed window to rear, single and three double fitted wardrobes, two bedside units together with fitted dressing table and further drawer units, double radiator.

**BEDROOM THREE:** 14'1" x 9'10" Pvc double glazed window to front, double radiator.

**BEDROOM FOUR:** 11'1" x 7'10" Pvc double glazed window to rear, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to front with shutters, matching white suite comprising bath with side splash screen and mixer shower, wash hand basin, low flushing wc, tiling to walls, combination double radiator/heated towel rail.

**STAIRS TO LANDING:** Radiator.



**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.





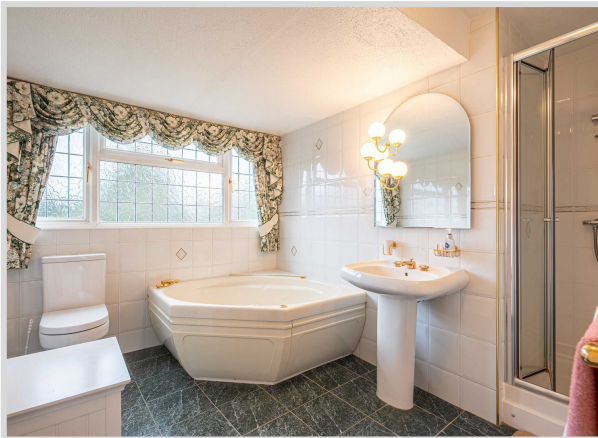
**BEDROOM ONE:** 20'10" max x 12'7" Pvc double glazed window to front, double radiator, single and three double fitted wardrobes, fitted dressing table, range of fitted drawer units.

**EN-SUITE BATHROOM:** 9'10" x 7'6" min Pvc double glazed window to rear, matching white suite comprising whirlpool bath, wash hand basin, low flushing wc, enclosed separate shower cubicle, combination radiator/towel rail, tiling to walls and floor. Double linen cupboard. Additionally there is a timber sauna having fitted benches.

**LARGE LOFT WITH GREAT FURTHER POTENTIAL:** 23' max / 6' min x 16'9" max / 7'2" min (measured at floor level, having sloping ceiling)

**DOUBLE GARAGE:** 17'10" x 14'1" Remote controlled electric garage door, outside tap, door to side. **(Please check the suitability of this garage for your vehicle)**

**OUTSIDE:** Paved patio areas having lawn, shaped borders with shrubs, timber fencing and outside tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



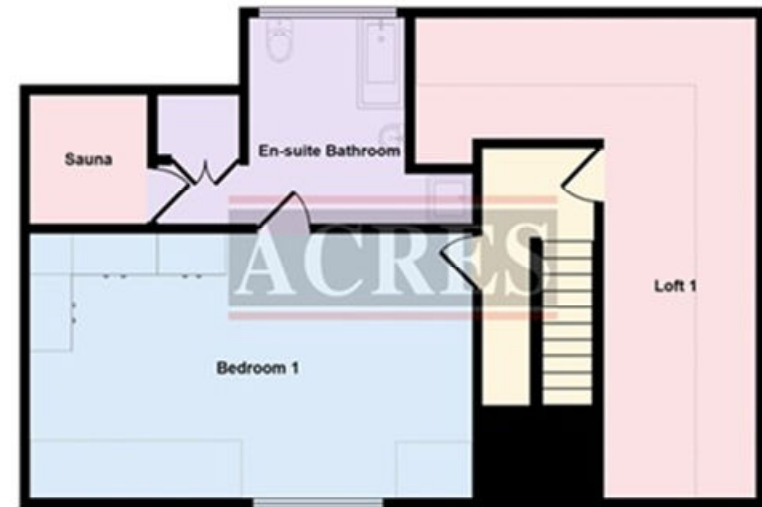
Council Tax Band: G





Ground Floor  
Approx 149 sq m / 1599 sq ft

□ Denotes head height below 1.5m



First Floor  
Approx 71 sq m / 764 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

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.