

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms, each with wardrobes
- ◆ Well appointed white bathroom
- ◆ Attractive, spacious lounge
- ◆ Open plan dining room
- ◆ Comprehensively re-fitted kitchen
- ◆ Laundry room combining breakfast area
- ◆ Guests cloakroom/wc
- ◆ Substantial side garage
- ◆ Delightful, well stocked rear garden
- ◆ Close to Sutton Park & schooling



29 PARK VIEW ROAD, FOUR OAKS, B74 4PR

PRICE GUIDE £600,000

Set just a short stroll from Sutton Park with all its natural beauty and delightful walks, the property is similarly placed for the prized Four Oaks Infant and Juniors school. Having local bus services readily available, Four Oaks also offers access to the Cross City rail line, additionally there is an array of restaurants, shops and other facilities at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), this deceptively spacious, detached, freehold, extended, family home is set upon a generous mature plot having a delightful, well stocked rear garden. Briefly comprising welcoming reception hall, spacious lounge with feature fireplace, open plan dining room, fitted kitchen with integrated appliances, rear utility room combining breakfast area and guests cloakroom/wc. To the first floor there are three bedrooms, each having fitted wardrobes, together with a well appointed white, family bathroom and furthermore externally is a large/deep side garage, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway, access is gained to the property via:

CANOPY PORCH: Having composite door with obscure double glazed insets opening to:

RECEPTION HALL: Pvc double glazed windows to side, radiator with cover, cloaks/storage cupboard having pvc double glazed window to front and fuse board.

ATTRACTIVE LOUNGE: 17'6" x 11'1" max / 9'10" min Pvc double glazed bow window and additional window to front, coal effect living flame gas fire set into a feature fire surround having matching hearth and mantle, double radiator, being open plan to:

DINING ROOM: 9'6" x 8'10" Double glazed patio doors to rear, double radiator.

FITTED KITCHEN: 11'3" x 9'1" Pvc double glazed window to rear, one and a half bowl sink unit set into black granite work tops, there is a comprehensive range of fitted units to both base and wall level including drawers, flush fitting induction hob having stainless steel extractor canopy over, stainless steel combination oven/grill/microwave fitted wine fridge, tall contemporary radiator, tiled floor, pantry cupboard with shelving., gas central heating boiler, dishwasher. Pantry off.

UTILITY ROOM COMBINING BREAKFAST AREA: 11'7" x 6'8" Pvc double glazed windows to side and rear, part pvc double glazed door to patio, single drainer sink unit having fitted wall and base units, recesses for washing machine and dryer, fitted two space breakfast bar, space for American style fridge/freezer, radiator with cover, tiled floor.

GUESTS CLOAKROOM/WC: Pvc double glazed window to rear, white low flushing wc.

STAIRS TO LANDING: Pvc double glazed window to rear, retractable ladder giving access to part boarded loft with lighting.

BEDROOM ONE: 12' max / 10'4" min x 11' max / 9' min Pvc double glazed window to front, two double and two single fitted wardrobes, fitted dressing table with drawer unit, radiator.

BEDROOM TWO: 11'6" max / 9'6" min x 11' Pvc double glazed windows to front and side, double radiator, two double fitted wardrobes with three double storage cupboards, additional built-in cupboard.

BEDROOM THREE: 9'2" x 8'9" max / 7' min Pvc double glazed window to rear, radiator, double fitted wardrobe, double base unit, central heating controls.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath, wash hand basin, low flushing wc, shower cubicle with glazed splash screen, chrome ladder style radiator, tiling to walls, bathroom cabinet with shaver point.

DEEP SIDE GARAGE: 24'2" max / 19'1" min x 8'1" max / 5'2" min Pvc double glazed window to rear, door to utility room. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Shaped paved patio area to a generous lawned rear garden flanked by borders having an abundance of mature shrubs and bushes, timber fencing, two timber sheds, summerhouse and greenhouse.



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.)

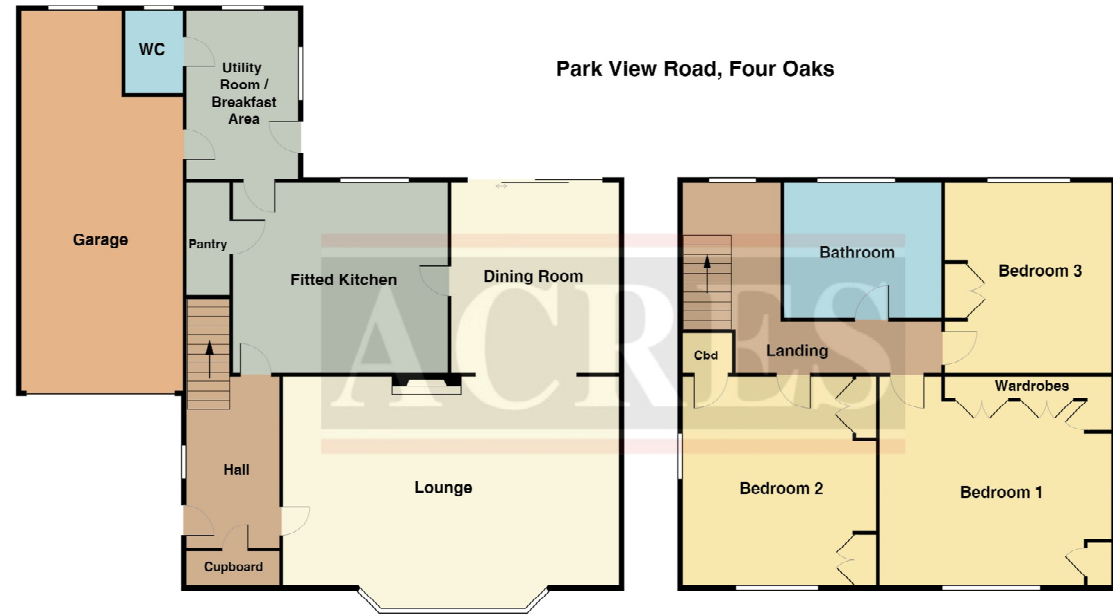
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Walsall Road/Streetly Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



HIS 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.