

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Freehold detached family home
- ◆ Much improved
- ◆ Three double bedrooms
- ◆ Family bathroom with white suite
- ◆ Fitted kitchen with integrated appliances
- ◆ Spacious thorough lounge with stove fire
- ◆ Dining room
- ◆ Guests wc
- ◆ Rear garden



***27 LITTLE SUTTON ROAD, FOUR OAKS, B75 6QH - ASKING PRICE £450,000***

This much improved, well presented, truly deceptive, Freehold detached family home, is set in a prime, central, convenient location. Positioned within short walking distance of Mere Green shopping centre as well as being similarly placed for the Cross City rail line and being served by local buses, Four Oaks also benefits from sought after schooling for all ages. Offering gas central heating and pvc double glazing (both where specified) the property additionally has the security of an alarm system and briefly comprises fully enclosed porch opening to a welcoming reception hall, there is a spacious through lounge with feature log burning stove, separate dining room, guests cloakroom/wc, together with a well appointed fitted kitchen with integrated appliances. To the first floor there are three double bedrooms, together with family bathroom provided with white suite and the property also has a rear garden providing a good degree of privacy. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular tarmac driveway, with laurel hedge screen, access is gained to the accommodation via a multi-locking, renewed front door with double glazed inset opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed window to side, tiled floor, feature wooden stained door with oval glazed inset to:

**RECEPTION HALLWAY:** Radiator, oak flooring.

**SPACIOUS THROUGH LOUNGE:** 20'3" x 10'1" Pvc double glazed windows to front, pvc double glazed patio doors to garden, recess having inset log burning stove set on a black granite hearth, radiator.

**DINING ROOM:** 10'8" x 7'2" Pvc double glazed window to front, radiator, oak flooring.

**GUESTS CLOAKROOM/WC:** White low flushing wc, wash hand basin with tiled splash backs, black granite floor tiling, chrome ladder style radiator.

**FITTED KITCHEN:** 12'3" x 9'11" Pvc double glazed window to rear, sweeping black granite work surfaces with upstands, having inset one and a half bowl stainless steel sink unit, a comprehensive range of fitted units to both base and wall level including pan drawer units in a handleless high gloss finish, integrated dishwasher and washing machine, Range style cooker having twin ovens and multi-ring hob with co-ordinating splash back, American style fridge/freezer (being included), pvc double glazed door to side.

**RETURN STAIRS TO LANDING:** Pvc double glazed window to side, linen cupboard.

**BEDROOM ONE:** 14'8" max / 10'1" min x 9'11" max / 7'3" min Two pvc double glazed windows to front, double and two single wardrobes having drawer unit, radiator, wood laminate flooring.

**BEDROOM TWO:** 12'1" x 10'3" Pvc double glazed window to rear, radiator, double and single wardrobes having sliding doors, wood laminate flooring.

**BEDROOM THREE:** 10'1" x 9'11" Pvc double glazed window to rear, double and two single wardrobes having drawer unit, radiator, wood laminate flooring.

**FAMILY BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising 'P'-shaped bath having shaped glazed splash screen and shower, tiled splash backs together with a tiled storage/display ledge, wash hand basin, low flushing wc, ladder style radiator, wood laminate flooring.

**OUTSIDE:** Patio area to a lawned rear garden being private to the rear, timber fencing.



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**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 prospective purchaser's Solicitor)

**COUNCIL TAX BAND:** D

**VIEWING:** Highly recommended via Acres on 0121 323 3088

**LOCATION:** Set as a continuation of Mere Green Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**27 Little Sutton Road, Four Oaks**



**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.

