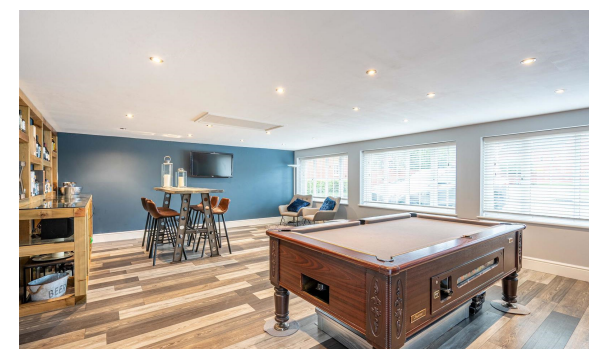


ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Five good bedrooms
- ◆ Two en-suite shower rooms
- ◆ Well appointed family bathroom
- ◆ Attractive lounge with feature fireplace
- ◆ Study/play room
- ◆ Outstanding substantial games room
- ◆ Comprehensively fitted breakfast kitchen
- ◆ Large open plan family/dining room
- ◆ Guests wc & utility room
- ◆ Set adjacent to open countryside



14 WHEATSHEAF CLOSE, FOUR OAKS, B75 5TW - OFFERS AROUND £725,000

This exceptionally spacious, well presented, imposing, freehold, detached family home, is set in a popular, sought after location within a small cul-de-sac, adjacent to open countryside. Thoughtfully designed and much improved, the property offers pvc double glazing and gas central heating (both where specified), together with having the security of an alarm system. Centrally located for excellent road links, Four Oaks also offers access to the Cross City rail line, together with a range of shops, restaurants, cafes and other facilities within the Mere Green. To fully appreciate the accommodation on offer, together with its spacious proportions, we highly recommend an internal inspection.

Briefly comprising fully enclosed porch, reception hall, guests cloakroom/wc, study/play room, attractive, spacious lounge, comprehensively fitted breakfast kitchen having an array of appliances, opening to a large family/dining room, furthermore there is a utility room and substantial games room. To the first floor there are four good bedrooms, the first having wardrobes and a white en-suite shower room and a well appointed family bathroom. To the second floor the master suite comprises a large double bedroom having fitted wardrobes and further en-suite shower room off. Externally there is a lawned rear garden.

Set back from the roadway behind a multi-vehicular tarmac driveway having electric car charger point, there is a lawned fore garden and block paved pathway giving access to the property via part pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, part obscure double glazed door:

RECEPTION HALL: Pvc double glazed windows to front, radiator with cover, wood laminate flooring.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, white low flushing wc, wash hand basin, radiator, tiled splash backs and floor.

STUDY/PLAY ROOM: 9'9" x 6'9" Pvc double glazed window to front, radiator, wood laminate flooring.

IMPOSING LOUNGE: 15'3" x 12'2" Pvc double glazed window to front having fitted shutters, two radiators, Minster styled stone fire surround having hearth and mantle, inset pebble styled fire.

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 20'7" x 11' One and a half bowl sink unit set into contemporary work surfaces having tiled splash backs and down lighters over, there is a further comprehensive range of handleless, high gloss units to both base and wall level including pan drawer units, flush fitting hob having concealed extractor, integrated dishwasher, full size fridge and freezer, elevated electric twin ovens, four space fitted breakfast bar/table, double radiator, tiled floor, twin openings to:

FAMILY/DINING ROOM: 20'9" x 12'7" Pvc double glazed windows to side and rear elevations with double glazed double French doors to garden, double radiator, space for sofa/sitting area and for dining table.

UTILITY ROOM: 7'10" x 5'1" Pvc double glazed window and half door to garden, there is a range of fitted units co-ordinating to kitchen, further work surfaces, recesses for washing machine and dryer, radiator, tiled floor. Pantry cupboard.

DETACHED, SUBSTANTIAL GAMES ROOM SET TO FORE: 24' x 17'10" Three pvc double glazed windows to front, door to side, wood laminate flooring.

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

BEDROOM TWO: 14' x 10'9" Pvc double glazed window to front, double radiator, double built-in wardrobe.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, wide wall hung wash hand basin with base unit beneath, low flushing wc, contemporary radiator, tiled splash backs and floor.

BEDROOM THREE: 11'2" x 10'9" Pvc double glazed window to rear, double radiator.

BEDROOM FOUR: 11' x 10'9" Pvc double glazed window to front, double radiator, wood laminate flooring.

BEDROOM FIVE: 10'2" x 8' Pvc double glazed window to rear, radiator, wood laminate flooring.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching well appointed white suite comprising feature bath, wall hung wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, feature tiling to walls, wood laminate flooring.

RETURN STAIRS TO SECOND FLOOR LANDING: Pvc double glazed window to side, radiator.

BEDROOM ONE: 17'8" x 13'1" max / 10'9" min Pvc double glazed windows to front and side, two double built-in wardrobes, two double radiators.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, wall hung wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiled floor.

OUTSIDE: Shaped paved patio area to a lawned rear garden having timber fencing together with shrubs and bushes.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



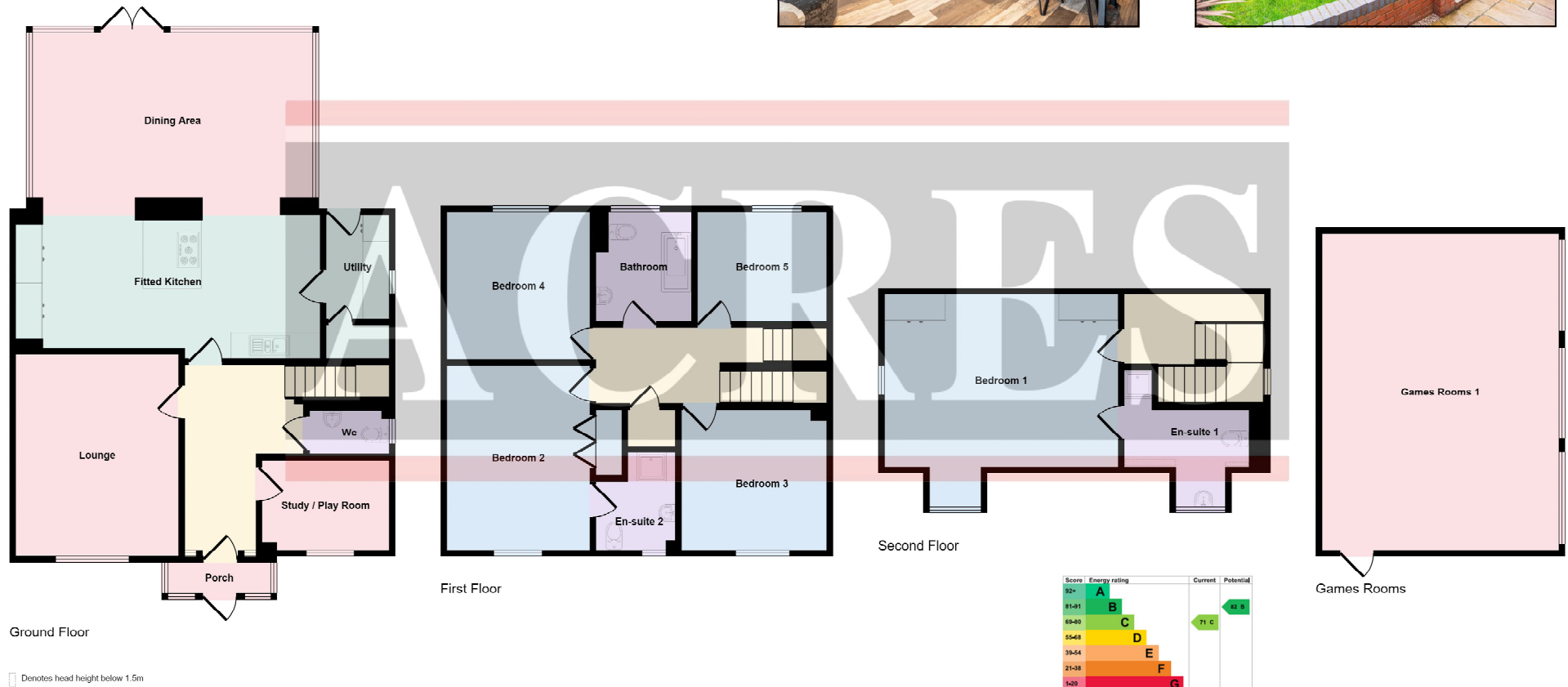
TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: G

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Scarecrow Lane



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	T1, C	→ B
39-54	E		
21-38	F		
1-20	G		

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.

