

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three double bedrooms, each with wardrobes
- ◆ Ground floor bedroom having en-suite
- ◆ Shower room
- ◆ Eaves/potential further en-suite to bedroom two
- ◆ First floor family bathroom
- ◆ Imposing spacious lounge
- ◆ Dining room
- ◆ Fitted breakfast kitchen
- ◆ Conservatory
- ◆ Mature well stocked gardens & garage



2 CHARTWELL DRIVE, FOUR OAKS, B74 4NT - OFFERS OVER £600,000

Set on a generous, sweeping corner plot, in a prime, central and well regarded location, this freehold, detached property offers deceptively spacious accommodation. A range of shopping facilities are available at 'The Crown', further more the property is positioned within only a few hundred metres of Sutton Park as well as well regarded schooling. Additionally there is a local bus service readily available. Complemented by gas central heating and pvc double glazing (both where specified), Four Oaks offers an array of restaurants and supermarkets at Mere Green, as well as having access to the Cross City rail line. To fully appreciate the property on offer, it's true proportions, many features and further scope, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, generous, imposing lounge opening to a well stocked side garden, dining room, breakfast kitchen in turn with conservatory off. There is a double bedroom with fitted wardrobes and en-suite shower room to the ground floor, with a return staircase accessing a substantial landing with doors radiating off to two further double bedrooms both with wardrobes and family bathroom, the larger bedroom having access to a storage area set into eaves, which has the potential of being opened out to provide an en-suite if desired. To the side is a large garage with electric door and externally the property offers a generous, mature rear garden.

Set back from the roadway behind a in & out driveway with flower beds, a pvc door gives access to:

RECEPTION HALL: Obscure pvc double glazed window to front, double radiator, deep storage cupboard.

SPACIOUS LOUNGE: 22'3" x 16'5" max / 12'2" min Pvc double glazed window to front, wide and deep pvc double glazed bay to side with double glazed double French doors opening to garden, electric coal effect fire set on a marble hearth with matching recess, fire surround, two double radiators.

SIDE GARDEN: Accessed from the lounge having seating area, shaped lawn with central flower bed, being flanked by additional flower/shrub beds, together with timber fencing.

DINING ROOM: 10'6" x 9' Pvc double glazed window to rear, radiator.

BREAKFAST KITCHEN: 13'9" x 13' Pvc double glazed window to rear, single drainer sink unit with double base unit beneath, there is a further range of fitted units to both base and wall level, rolled edge work surfaces having tiled splash backs, recesses for dishwasher, fridge and cooker, radiator, space for breakfast table, double glazed double French doors open to:

CONSERVATORY: 13'2" x 8' Pvc double glazed windows to side and rear with double glazed double French doors to garden, tiled floor.

INNER HALLWAY: Set off the kitchen, pvc double glazed door to conservatory, door to garage.

GUESTS CLOAKROOM/WC: Low flushing wc in white with matching wash hand basin.

BEDROOM ONE: 12'2" x 12' min Pvc double glazed bow window to front, radiator, two double fitted wardrobes, double wardrobe doors conceal entrance to:

EN-SUITE SHOWER ROOM: Matching white suite comprising enclosed shower cubicle with glazed splash screen, wash hand basin, low flushing wc, radiator.

RETURN STAIRS TO LARGE LANDING: 15'5" x 9'5" Pvc double glazed window to front, double radiator.

BEDROOM TWO: 15'4" max / 13'4" min x 14' Pvc double glazed window to front, double radiator, two double built-in wardrobes. Low level door gives access to:

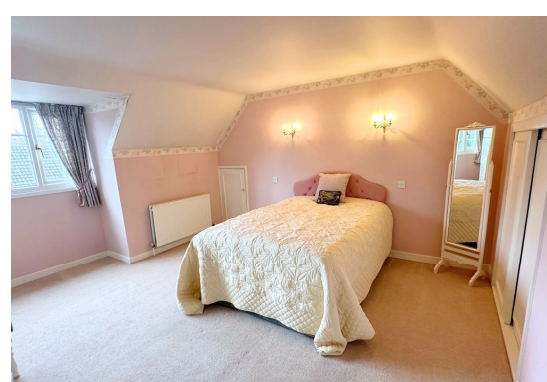
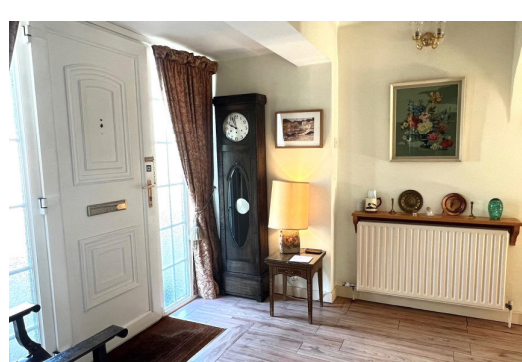
EAVES STORAGE AREA/POTENTIAL ENSUITE: 17' x 7'10" Being boarded having part sloping ceilings.

BEDROOM THREE: 15'10" max / 13'3" min x 12'3" Pvc double glazed bow window to side, radiator, two double built-in wardrobes, further double glazed window to rear.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath, wash hand basin, low flushing wc, enclosed separate shower cubicle with glazed splash screens and tiled splash backs, tiling to walls, double radiator.

LARGE GARAGE COMBINING LAUNDRY AREA: 16'6" x 14' Electric garage door, pvc double glazed window to rear, space for washing machine and dryer. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Patio area to a delightful, mainly lawned rear garden, flanked by borders having an abundance of shrubs and bushes, together with timber shed and fencing.



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: G

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Walsall Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81B
69-80	C	71C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Chartwell Drive, 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.

