

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Detached family home
- ◆ Three good sized bedrooms
- ◆ Family bathroom
- ◆ Renovated fitted breakfast kitchen with dining area
- ◆ Conservatory
- ◆ Utility room
- ◆ Garage
- ◆ Sought after location
- ◆ Multi-vehicle driveway



***1 THORPE CLOSE, FOUR OAKS, B75 6SB - OFFERS AROUND £450,000***

This freehold, detached family home, is set in a prime and well regarded location between Sutton Coldfield and Four Oaks. Accordingly the property is also ideally placed for public transport links including local bus services, as well as the Cross City rail line at Four Oaks station and additionally the property is served within the area by well regarded schooling. This well presented and improved, spacious family home is complemented by gas central heating and pvc double glazing (both where specified) and briefly comprises fully enclosed porch opening to a spacious lounge with dining area, there is a renovated breakfast kitchen leading to a pvc double glazed rear conservatory, utility room and guests wc. To the first floor there are three bedrooms, the first having fitted wardrobes, together with a family bathroom. Externally there is a single car garage with side storage and a mature rear garden. To fully appreciate the property on offer, an internal inspection is highly recommended.

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

**FULLY ENCLOSED PORCH:** Pvc double glazed door opens to:

**ATTRACTIVE, SPACIOUS LOUNGE:** 17'11" x 14'7" Having double glazed bay window to front, stairs off to first floor, feature gas fireplace with coving and radiator.

**FITTED BREAKFAST KITCHEN:** 11'10" x 8'4" Pvc double glazed window to rear, there is a range of fitted units to both base and wall level including pan drawers in a high gloss handleless finish, marble effect work surfaces, integrated oven and grill, four ring hob with splash backs and overhead extractor, integrated dishwasher, single bowl sink drainer unit, two space breakfast bar.

**Dining Area:** 10'11" x 9'1" Radiator, double glazed sliding doors open to:

**REAR CONSERVATORY:** 10' x 9'9" Being partially brick built, double glazed doors to rear garden, tiled flooring.

**UTILITY ROOM:** 8'7" x 7'5" Double glazed window to rear, ceramic sink unit, tiled walls, plumbing for washing machine, door to:

**GUESTS WC:** Having low level wc.

**STAIRS TO LANDING:** Having double glazed window to side, storage cupboard off.

**BEDROOM ONE:** 12'9" x 9'10" Double glazed window to front, double fitted wardrobes with sliding doors, radiator.

**BEDROOM TWO:** 11'10" x 12'3" Having double glazed window to rear, radiator, fitted wardrobe.

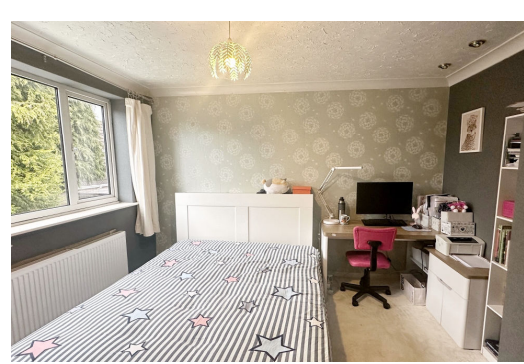
**BEDROOM THREE:** 7'3" x 8'11" Double glazed window to front, fitted wardrobe, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising 'P'-shaped bath having fitted shower over, tiled splash backs and glazed shower screen, vanity wash hand basin, low level wc, radiator.

**GARAGE:** 17'6" x 9'2" Having up and over door metal door **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Having paved patio area, side access and lawn, mature shrubs and bushes.







**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:** D

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

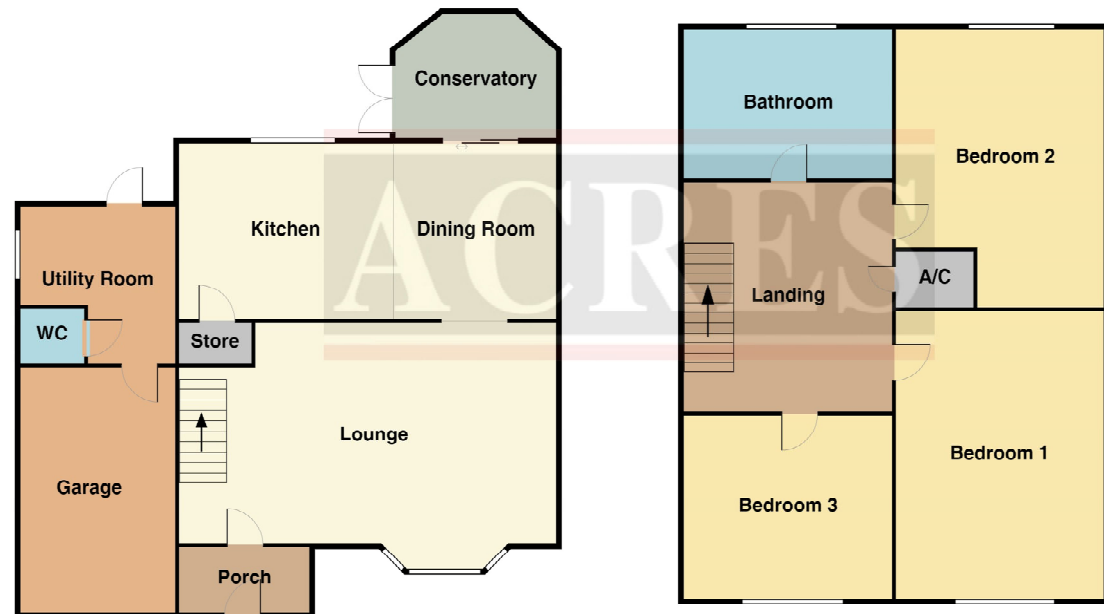
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Hayward Road, in turn off Little Sutton Lane

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### 1 Thorpe Close, 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.