

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four double bedrooms
- ◆ Large well appointed en-suite shower room
- ◆ Delightful re-fitted family bathroom
- ◆ Imposing, spacious lounge
- ◆ Separate dining room
- ◆ Additional family/day room
- ◆ Comprehensively re-fitted breakfast kitchen
- ◆ Guests cloakroom/wc & double garage
- ◆ Landscaped rear garden
- ◆ No upward chain



27 SAXTON DRIVE, FOUR OAKS, B74 4XZ - PRICE GUIDE - £700,000

Set in a central, convenient and well regarded cul-de-sac, close to open countryside and excellent public transport links including the Cross City rail line at Blake Street station and local bus services are also readily available. This highly deceptively spacious, much improved and enlarged, freehold, detached family home, offers thoughtfully designed, contemporary family living accommodation which is complemented further by the provision of gas central heating and pvc double glazing (both where specified). Occupying a generous, mature, landscaped plot, the property briefly comprises fully enclosed porch, reception hall having guests cloakroom/wc off, there is an imposing, spacious lounge, separate dining room, together with an additional rear family room. Additionally there is a comprehensively re-fitted breakfast kitchen. To the first floor there are four double bedrooms, the master having a substantial, well appointed en-suite shower room, furthermore there is a comprehensively refurbished family bathroom. The property also benefits from a double car garage and a landscaped rear garden with a green house, summer house and shed to the rear of the garage.

Set back from the roadway behind a multi-vehicular block paved driveway having shrubs and bushes, access is gained to the accommodation via a part pvc double glazed door to:

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

RECEPTION HALL: Pvc double glazed obscure window to front, radiator.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, white low flushing wc, wash hand basin with base unit beneath, full height built in cupboards, ladder style radiator, complementary tiled splash backs.

ATTRACTIVE LOUNGE: 16'8" max / 15'2" min x 12'4" Pvc double glazed window to front, Derbyshire stone and green Cumbrian slate fireplace with inset coal effect living gas fire, two radiators, archway to:

DINING ROOM: 12'6" x 10'1" Pvc double glazed window to side, radiator.

FAMILY ROOM: 12'6" x 12'3" Pvc double glazed window to side, with further double glazed windows and central double glazed double French doors to rear garden, room heater.

FITTED BREAKFAST KITCHEN: 16'2" x 12'2" Pvc double glazed windows with double glazed double French doors to rear, sink unit set into marble style worksurfaces having upstands. There is a comprehensive range of fitted units to both base and wall level including wide pan drawer units, elevated, integrated stainless steel oven having microwave above, fitted gas hob with matching stainless steel extractor canopy over, space for American style fridge/freezer, concealed recess for washing machine and dryer, peninsular breakfast bar, double radiator.

STAIRS TO LANDING:

BEDROOM ONE: 13'3" x 12'4" Two pvc double glazed windows to front, radiator, triple sliding fitted wardrobe.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front, matching well appointed white suite comprising walk-in double shower having glazed splash screen, wide wall hung vanity wash hand basin with double base unit beneath, low flushing wc, attractive contemporary tiling to walls and floor, ladder style radiator. Airing cupboard.

BEDROOM TWO: 14'10" x 9'6" Pvc double glazed obscure window to side, two double wardrobes, radiator.

BEDROOM THREE: 12'4" x 12'3" Pvc double glazed window to rear, two double built in wardrobes, radiator.

BEDROOM FOUR: 10'6" max / 7'4" min x 12'5" max / 6'10" min Two pvc double glazed windows to rear, single and double built in wardrobes, wall hung cabinets, radiator, laminate flooring.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching well appointed white suite comprising bath having shower over and glazed splash screen, wide wall hung vanity wash hand basin having double base unit beneath, low flushing wc, feature contemporary tiling to walls and floor, ladder style radiator.

DOUBLE GARAGE: 17'9" x 16' Pvc double glazed window and door to side, fitted work bench and double wall units. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Block paved patio area opens to well tended landscaped rear garden having an abundance of shrubs and bushes, flower beds and central lawn with surrounding gravel pathway. To the side of the house you find a further walkway with climbing arches, a greenhouse, summerhouse and garden shed.



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)

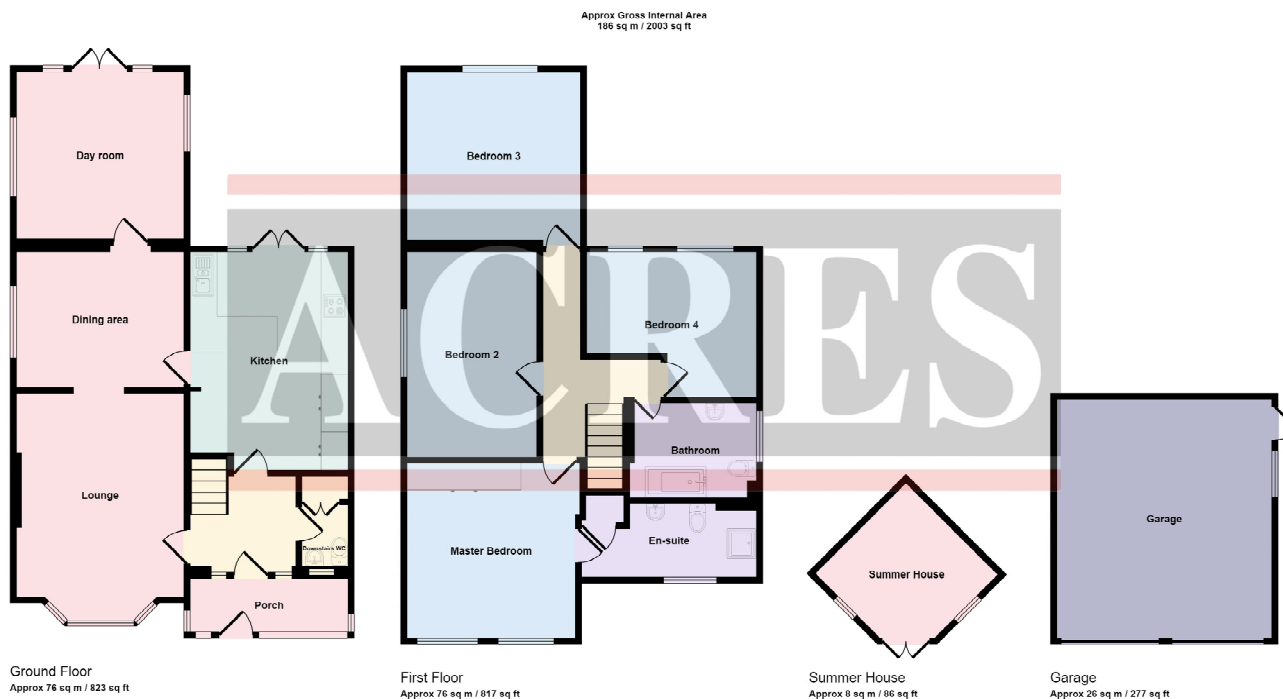
COUNCIL TAX BAND: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Shelley Drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
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. Some of items such as bathroom suites and bedroom suites are representations only and may not look like the real items. Made with Made Sprussy 360.

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.

