

# ACRES

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- ◆ Three bedrooms
- ◆ White shower room & separate w.c.
- ◆ Substantial, imposing, through lounge/dining room
- ◆ Rear garden room combining laundry area
- ◆ Fitted kitchen
- ◆ Guests cloakroom/w.c.
- ◆ Tandem double garage
- ◆ Mature, southerly rear garden
- ◆ Set in a sought after cul-de-sac



***12 ROUGHLEY DRIVE, FOUR OAKS B75 6PN - OFFERS IN EXCESS OF £425,000***

This spacious, well presented, freehold, detached, family home is set in a centrally located, popular sought after cul-de-sac within only a few hundred metres of Mere Green shopping centre where there is a host of restaurants, shops, cafes and further facilities. Similarly placed for well regarded schooling, the property offers superb scope for alteration whilst providing a thoughtfully designed, well proportioned family home. Complemented by gas central heating and having PVC double glazing (both where specified), the property briefly comprises an enclosed porch, large reception hall, impressive, substantial through lounge/dining room, kitchen having integrate hob and oven, rear garden room combining laundry area, in turn having separate w.c. To the first floor there are three bedrooms, two having fitted wardrobes together with shower room and separate w.c. Set to the side you will find a tandem double garage and to the rear a mature, southerly garden, all of which, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned foregarden having privet hedge, access is gained to the accommodation via double glazed double doors opening to:

**FULLY ENCLOSED PORCH:** PVC double glazed window to front, obscure PVC double glazed door opens to:

**WIDE RECEPTION HALL:** PVC double glazed obscure window to front, radiator.

**SPACIOUS THROUGH LOUNGE/DINING ROOM:** 28'9" max x 25'7" min x 11'0" PVC double glazed bay window to front, coal effect living flame gas fire set on a marble hearth, two radiators, double glazed patio doors to rear garden room.

**FITTED KITCHEN:** 9'9" x 7'6" PVC double glazed windows to side and rear with double glazed door to laundry area, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks, there is a range of fitted units to both base and wall level, including draws, inset gas hob having extractor canopy over together with oven beneath, space for fridge freezer, radiator.

**REAR GARDEN ROOM COMBINING LAUNDRY AREA:** 17'3" x 7'6" PVC double glazed windows to rear with double glazed double French doors opening to garden, further door to rear, sitting area.  
**Laundry area:** Having vinyl floorcovering, plumbing for washing machine, door to side.

**SEPARATE W.C.:** White low flushing w.c., wash hand basin.

**STAIRS TO LANDING:** PVC double glazed obscure window to side, loft access with pull down ladder.

**BEDROOM ONE:** 13'9" x 11'1" max x 9'3" min PVC double glazed window to rear, radiator, single and two double fitted wardrobes having side dressing table with draws.

**BEDROOM TWO:** 12'0" x 11'1" max x 9'4" min PVC double glazed window to front, single and two double fitted wardrobes together with a side draw unit, radiator.

**BEDROOM THREE:** 8'0" x 7'7" PVC double glazed window to front, radiator.

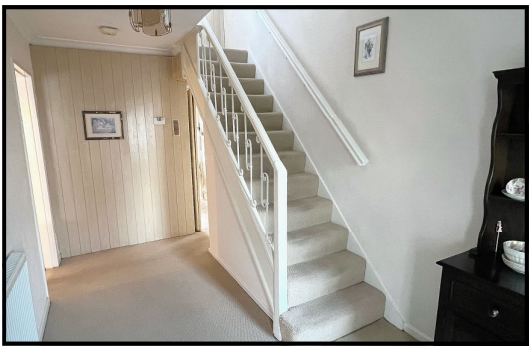
**SHOWER ROOM:** PVC double glazed obscure window to rear, matching white suite comprising enclosed large shower cubicle with glazed splash screen, wash hand basin, tiled splashbacks, chrome ladder style radiator, linen cupboard.

**SEPARATE W.C.:** PVC double glazed obscure window to side, white low flushing w.c.

**SIDE RECESSED GARAGE:** 30'8" x 10'0" Having driveway to fore, PVC double glazed windows to side, door to garden.

**OUTSIDE:** Paved patio area to a lawned rear garden flanked by borders and timber 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.)

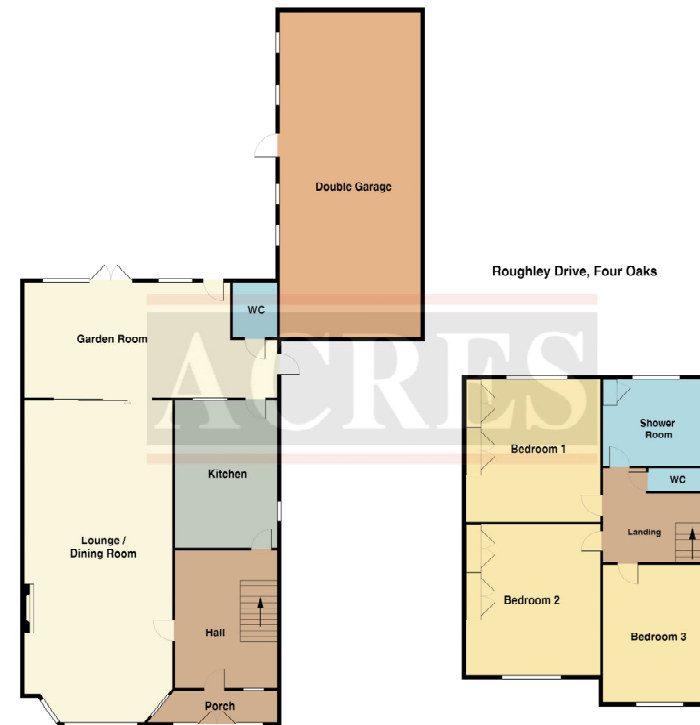
**COUNCIL TAX BAND:** E

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

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

**LOCATION:** Set off Little Sutton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.

