



2 OAKLANDS ROAD, FOUR OAKS, B74 2TB

OFFERS AROUND - £1,200,000

This imposing, substantial, freehold, detached family home, is set on a sweeping corner plot, within a central, well regarded location, just a short stroll from Four Oaks station. Four Oaks provides access to well regarded schooling, furthermore the property is located for both Sutton Coldfield town centre, together with Mere Green, where there are a host of restaurants, shops, cafes and further facilities. This traditional home offers the security of an alarm system and is complemented by both gas central heating and pvc double glazing (where specified). To appreciate fully the property's spacious, thoughtfully designed accommodation, we highly recommend an internal inspection. Briefly comprising enclosed porch, reception hall, guests cloakroom/wc, spacious lounge with feature fireplace, family/day room, dining room, garden room, breakfast kitchen opening to rear conservatory and utility room. A return staircase provides access to a substantial, wide, first floor landing, which in turn gives access to the property's five bedrooms, the master having an en-suite bathroom with two further bedrooms providing en-suite shower rooms, furthermore there is a family bathroom. Set to the side you will find a large garage and externally to the rear and side, mature gardens.

Set back from the roadway behind an in & out, multi-vehicular block paved driveway, access is gained to the property via:

FULLY ENCLOSED PORCH: Internal door opening to:

RECEPTION HALL: Three radiators, cloaks/storage cupboard having obscure double glazed window to front.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, white low flushing wc, wash hand basin with base unit beneath, tiling to walls.

SPACIOUS LOUNGE: 21'2" max / 18'2" min x 16' Pvc double glazed square bay window to front with two further double glazed windows to side and rear, log effect living flame gas fire set into a stone surround, double and single radiators.



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DAY ROOM/SNUG: 14'2" x 13'8" Pvc double glazed windows to rear with further double glazed window to side, fire surround having hearth and mantle with inset electric coal effect fire, double radiator, double French doors open to:

GARDEN ROOM: 14'6" x 11'9" Pvc double glazed windows to side and rear with double glazed French door to garden.

DINING ROOM: 15' x 11'4" Pvc double glazed window to rear, briquette fireplace with matching hearth and mantle and central open recess, radiator.

FITTED KITCHEN: 19'8" x 8'10" Two pvc double glazed windows to front, double bowl sink unit having base unit beneath, there is a further range of fitted units to both base and wall level including drawers, work surfaces having tiled splash backs, fitted gas hob, stainless steel elevated electric oven having separate grill, radiator.

BREAKFAST ROOM: 12'6" max / 10'9" min x 11'3" Radiator, space for table, opening to:

REAR CONSERVATORY: 11'8" x 10'8" Pvc double glazed windows to side and rear elevations with glazed door to garden.

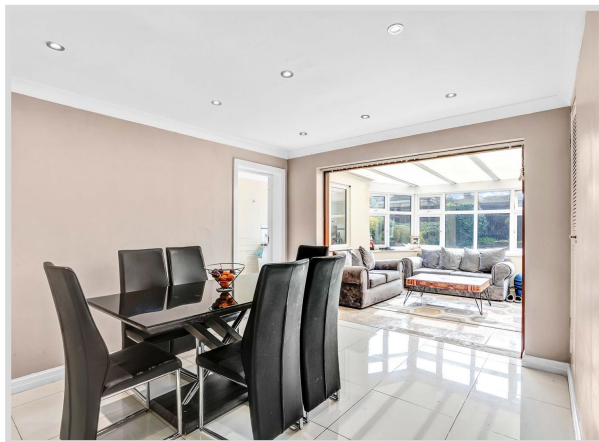
UTILITY ROOM: 10'8" x 6'7" Pvc double glazed window to rear, single drainer sink unit having base unit beneath, space for appliances, door to garage.

RETURN STAIRS TO SUBSTANTIAL LANDING: 24'7" min x 9'4" Three pvc double glazed windows to front, radiator.

BEDROOM ONE: 15'2" max / 13'2" min x 11'6" Pvc double glazed window to rear, radiator, two double fitted wardrobes, fitted dressing table with drawer units.

EN-SUITE BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising whirlpool bath, wide vanity wash hand basin having base unit beneath, low flushing wc, radiator, tiling to walls and floor.

BEDROOM TWO: 15'9" max / 13'9" min x 11'1" Pvc double glazed window to front, fitted base units and drawers, double and single wardrobes.



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.





EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, vanity wash hand basin having base unit beneath, low flushing wc.

BEDROOM THREE: 11'5" x 10'3" plus door recess Pvc double glazed window to side, double and single fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising shower cubicle, wash hand basin, low flushing wc, tiled splash backs.

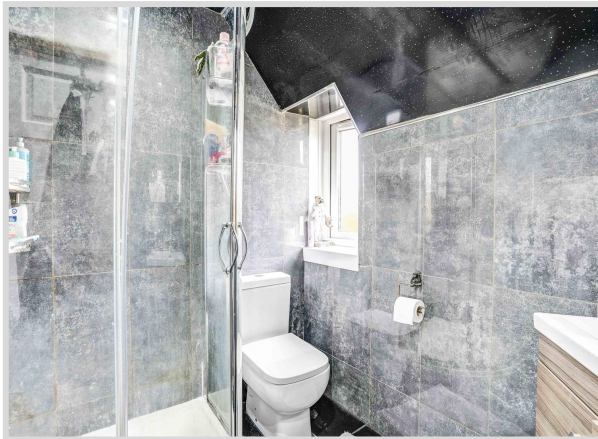
BEDROOM FOUR: 15' x 11'2" Pvc double glazed window to rear, radiator, fitted base units.

BEDROOM FIVE: 11' x 6'10" Double glazed window to rear.

FAMILY BATHROOM: Pvc double glazed obscure window to front, matching white suite comprising whirlpool bath, vanity wash hand basin having base unit beneath, low flushing wc, tiling to walls and floor.

DOUBLE GARAGE: 28'8" max / 17'6" min x 17'3" max / 10'1" min Remote controlled electric garage door, door to rear. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area to a lawned rear and side gardens having a variety of shrubs, bushes and mature trees, timber fencing, together with additional, separate store room set to the rear of the garage.



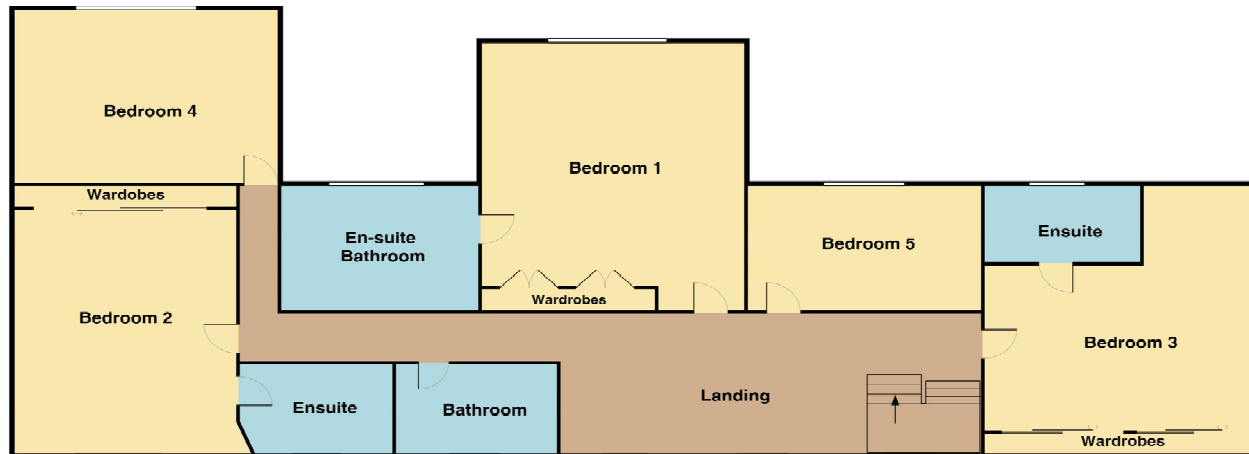
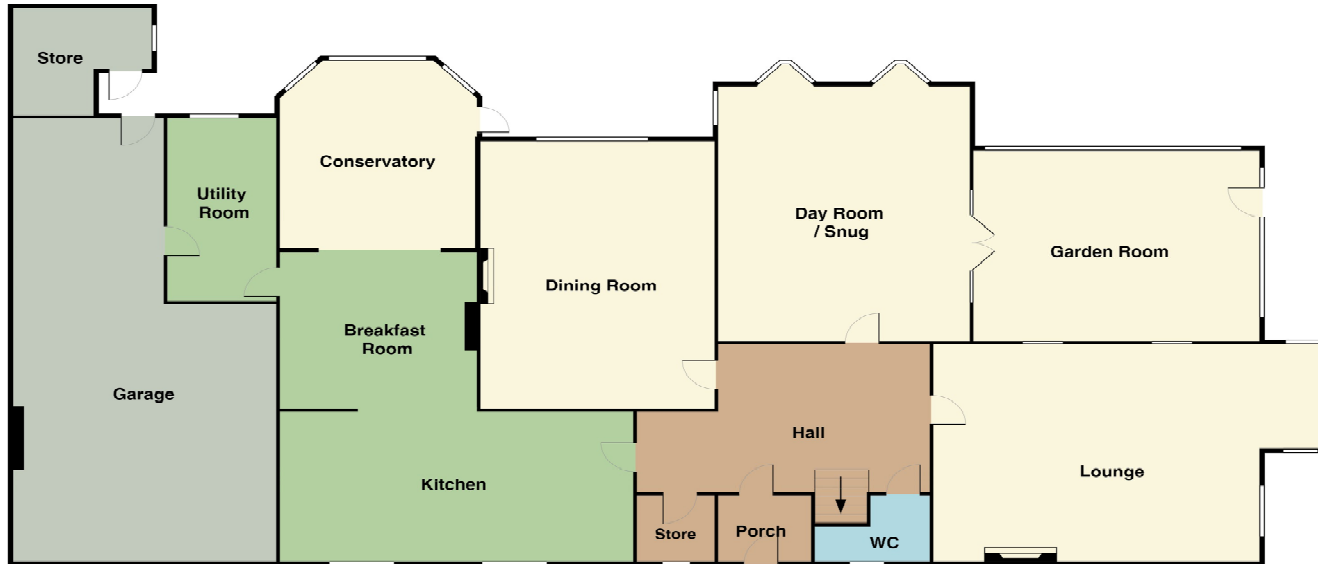
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		



Council Tax Band: G



Oaklands Road, 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.