



7a WALSALL ROAD, FOUR OAKS, SUTTON COLDFIELD, B74 4ND

## OFFERS AROUND £795,000

Having undergone extensive refurbishment and renovation to an exacting specification, this delightful, substantial, freehold, detached family home, is set in a prime, central and sought after location, just a short stroll from Sutton Park. Similarly placed for local bus services and a variety of shopping facilities at 'The Crown', Mere Green with it's shopping centre with it's lively array of restaurants and further facilities is within only a few hundred metres radius, as is Four Oaks station, thus providing access to the Cross City rail line. Another prized feature of the area is it's access to well regarded schooling for all ages.

Complemented by gas central heating and pvc double glazing (both where specified) to fully appreciate the property on offer, it's host of improvements, features and spacious proportions, we highly recommend an internal inspection.

Briefly comprising welcoming reception hall having guests cloakroom/wc off, there is an attractive front lounge with bay window to fore and set to the rear is a full width family area comprising family sitting room, being open plan to a dining area both with bi-fold rear doors, in turn opening to the heart of the accommodation being it's comprehensively fitted breakfast kitchen with a range of integrated appliances and central island, and utility room off.

To the first floor there is the option of five bedrooms, the master having fitted wardrobes and a renewed en-suite shower room, furthermore there is a well appointed family bathroom with the fifth bedroom having the potential to be utilised, if preferred, as a home office. Set to the rear is a low maintenance garden, additionally the property offers a double garage.

Set back from the roadway behind a multi-vehicular block paved driveway having electric vehicle charging point, access is gained to the accommodation via front door having glazed insets opening to reception hall. (We understand from the vendors that new composite front door with side double glazed panels will be installed over the coming weeks)



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**RECEPTION HALL:** Windows to fore, period style radiator, wood laminate flooring.

**GUESTS CLOAKROOM/WC:** Renewed white suite comprising low flushing wc, vanity wash hand basin with base unit beneath, tiled splash backs, wood laminate flooring.

**ATTRACTIVE LOUNGE:** 15'6" max / 12'9" min x 12'3" Pvc double glazed bay window to front, period style radiator.

**COMPREHENSIVELY REFITTED OUTSTANDING KITCHEN/DINING AREA/FAMILY ROOM:** 33' max / 19'6" min x 13' max / 9'8" min

**Family Sitting Area:** Double glazed bi-fold doors opening to rear garden, tall period style radiator, wood laminate flooring opening to:

**Dining Area:** Bi-fold doors to rear, part vaulted ceiling with inset double glazed Velux windows, space for table, tall period style radiator, wood laminate flooring opening to:

**Comprehensively Refitted Breakfast Kitchen:** Pvc double glazed window to rear with part vaulted ceiling over having three double glazed inset Velux windows, Belfast sink unit with mixer tap set into sweeping marble styled work surfaces with upstands, there is a comprehensive range of contemporary matte finish handleless units to both base and wall level including drawers, integrated electric oven having separate grill, flush fitting halogen hob set into a central island unit with further base units, breakfast area with space for three/four stools, integrated fridge, freezer and dishwasher, wood laminate flooring.

**UTILITY ROOM:** 10' x 5'9" Pvc double glazed window and door to side, single drainer sink, two double fitted base units, onyx style work surfaces, period style double radiator, recesses for washing machine and dryer, wood laminate flooring.

**STAIRS TO LANDING:** Linen cupboard.

**BEDROOM ONE:** 12'4" x 10'7" Two pvc double glazed windows to front, three concealed double fitted wardrobes having period style panelling with further matching panelled decorative wall, radiator.



**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 large shower cubicle with glazed splash screen, wash hand basin, low flushing wc, ladder style radiator, marble styled tiled splash backs, wood laminate flooring.

**BEDROOM TWO:** 15'7" x 9'2" Pvc double glazed window to rear, period style radiator, built-in wardrobe.

**BEDROOM THREE:** 10'5" x 9'2" Pvc double glazed window to rear, period style radiator, built-in wardrobe.

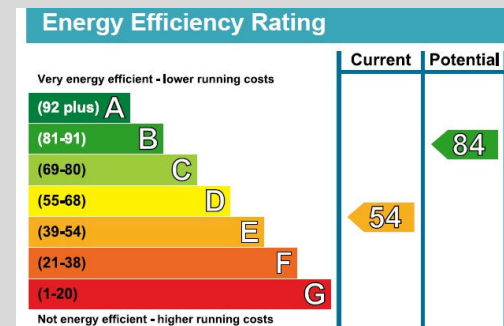
**BEDROOM FOUR:** 9'2" x 8'6" Pvc double glazed window to rear, period style radiator.

**BEDROOM FIVE/OPTION HOME OFFICE:** 10' x 6'6" Pvc double glazed window to front, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to front, matching well appointed white suite comprising bath, wall hung wash hand basin with double base unit beneath, low flushing wc, tiled splash backs and floor, ladder style radiator.

**DOUBLE CAR GARAGE:** 16' x 14'7" (please check the suitability of this garage)

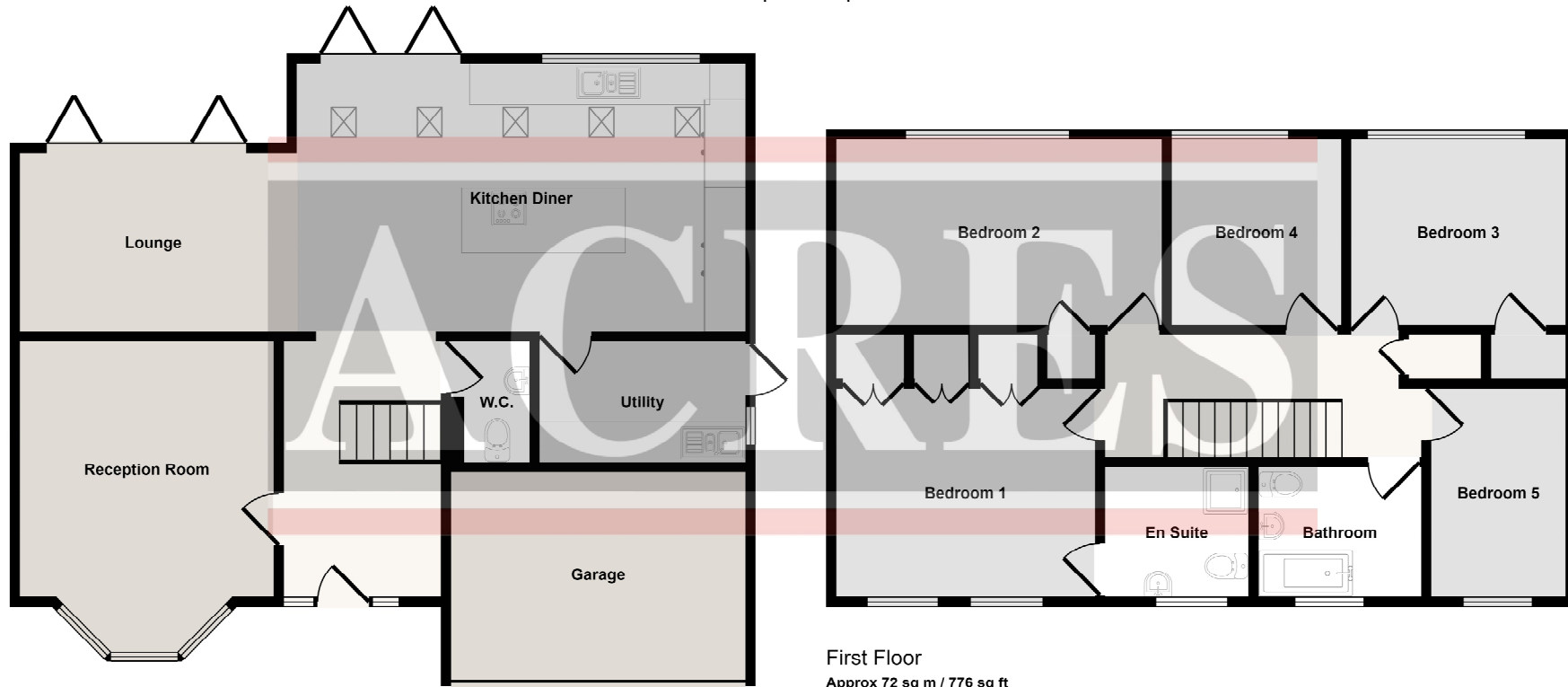
**OUTSIDE:** Porcelain tiled patio area with additional return seating area having pagoda, central lawn styled area flanked by raised borders with mature conifers providing a high level of privacy to the rear, timber fencing.



Council Tax Band: F



Approx Gross Internal Area  
157 sq m / 1686 sq ft



Ground Floor  
Approx 85 sq m / 910 sq ft

First Floor  
Approx 72 sq m / 776 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 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.