

# ACRES

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- ◆ Wonderful period cottage
- ◆ Three bedrooms, bedroom three being a potential dressing room/nursery
- ◆ Well appointed family bathroom
- ◆ Lounge & snug
- ◆ Dining room
- ◆ Study
- ◆ Breakfast kitchen
- ◆ Guests wc/utility room
- ◆ Private courtyard rear garden
- ◆ Garage to rear & off road parking



***1 PARK DRIVE, FOUR OAKS, B74 2YA - OFFERS AROUND £575,000***

This delightfully presented, period cottage, is set on a mature private plot, in a sought after ward within Four Oaks, positioned close to local shops and bus services, the property has an abundance of original features throughout. Being complemented by gas central heating and sealed unit double glazing (both where specified), to fully appreciate this wonderful and unique property, internal viewing is highly recommended. The accommodation in brief comprises dining room, cozy snug, lounge with double aspect windows, study, fitted breakfast kitchen, ground floor cloakroom/utility room, three first floor bedrooms, bedroom three being a potential dressing room/nursery and a well appointed family bathroom. The property further benefits from a generous, courtyard styled rear garden with block paving and raised lawn areas. There is also a good sized garage to rear with double doors giving access to the front of the property.

Having side driveway giving access to garage and off road parking, access to the property is gained via a timber stained front door into:

**DINING ROOM:** 11'7" max (excl bay window) x 11'6" min Sealed unit bay window to front, radiator, timber fire surround with tiled hearth, door to kitchen, doors off to:

**STUDY:** 10'10" x 8'2" Feature arched sealed unit double glazed window to front and further feature stained glass arched window to side, radiator, built-in storage unit.

**SNUG:** 11'7" max x 11' max Window to front, radiator, brick built feature fireplace with log burner, stairs off to first floor, door to:

**LOUNGE:** 13'11" max x 11'7" Double aspect sealed unit double glazed windows to front and side, two radiators, open fireplace, door to:

**REAR LOBBY:** Sealed unit double glazed window to side, having feature tiled floor, radiator, door to rear, stairs to first floor, door to:

**WC/UTILITY ROOM:** Window to rear, low flushing wc, wash hand basin, work surface with plumbing for appliance beneath.

**BREAKFAST KITCHEN:** 18'7" max x 7'10" max Sealed unit double glazed window to rear, further window and part glazed door to rear, there is a range of eye and base level units with work surfaces over, inset single drainer sink unit, tiled splash backs, radiator.

**FIRST FLOOR LANDING:** Having doors off to:

**BEDROOM:** 11'10" max x 11'5" Sealed unit double glazed window to front, radiator, wash hand basin with storage beneath, door to:

**BEDROOM:** 11' x 8'1" Sealed unit double glazed window to front, radiator.

**FAMILY BATHROOM:** Frosted sealed unit double glazed window to front, well appointed suite comprising bath, wash hand basin with storage beneath, low flushing wc, bidet, shower cubicle with built-in shower, heated towel rail, radiator, door to:

**BEDROOM:** 13'10" max x 11'8" max Double aspect sealed unit double glazed windows to side and front, radiator, doorway with steps to:

**FURTHER LANDING:** Sealed unit double glazed window to rear, stairs down to ground floor.

**REAR:** Having a courtyard garden, enjoying a sunny aspect, with generous block paved area having summerhouse, water feature, raised lawns, gated side entrance, pathway leading to:

**DETACHED GARAGE:** 18'1" x 15'3" Having power and lighting, double doors to front, door to rear garden **(Please check the suitability of this garage for your own vehicle)**





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**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.

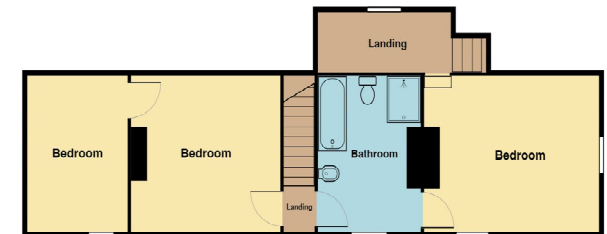
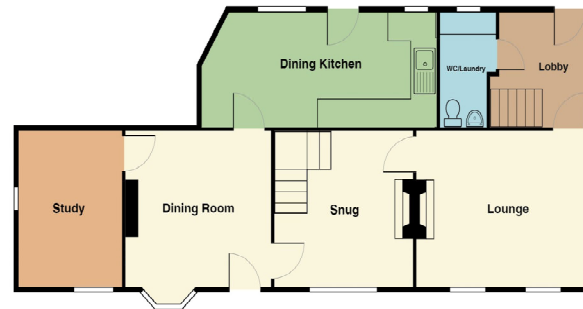
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Belwell Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



Park Drive, 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.