

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Prime, quiet location set close to Sutton Park
- Three good sized bedrooms with impressive master suite/en-suite bathroom
- Spacious, well proportioned lounge
- Separate dining room
- Conservatory
- Good sized dining/kitchen
- Integral garage & carport/multi-vehicle driveway
- Attractive, private & mature rear garden
- Scope for reconfiguration & extension
- No upward chain



HIGHCROFT DRIVE, FOUR OAKS, B74 4SX - OFFERS OVER £600,000

Highcroft Drive is a quiet, peaceful cul-de-sac within walking distance of local shops and Sutton Park and a prime location for excellent local schools. This attractive property offers generous and well balanced accommodation throughout. A particular highlight of the house is the very large master bedroom with a spacious en-suite bathroom. In addition, there is a large, square-shaped lounge together with five other generously sized rooms. Outside there is car parking for three cars on a block paved driveway and carport as well as an integral garage. To the rear, there is a well maintained, private garden that is a real suntrap, ideal for relaxing and entertaining.

The property offers plenty of potential for reconfiguration and extension, as many neighbouring properties in Highcroft Drive have already undertaken. There is no upward chain facilitating a potentially uncomplicated and speedy purchase. To fully appreciate the proportions, the potential and the prime location of this property, we highly recommend an internal inspection.

Set back from the roadway, behind a deep multi vehicle, block paved driveway with side covered car port, access to the property is gained via:

PORCH / HALLWAY: Double glazed window to front and side, double glazed front door with window leads to main, internal, wooden door leading into:

LOUNGE: 19'08" x 16' max / 12'05" min. Double glazed bow window to front, gas coal effect feature fireplace with original chimney and brick-built feature surround, radiator, double-glazed doors leading off to a hallway leading to :

DINING ROOM: 13'10" x 9'11". Wooden, double glazed double doors off the hallway, double glazed patio doors to conservatory, radiator.

FITTED KITCHEN: 15'11" max / 14'01" min x 13'05". Double glazed window to rear, double glazed door leading to garden, double bowl sink/drainage unit set in a rolled top work surface, comprising a range of fitted units to both base and wall level including drawers, tiled splash backs, tiled floor, space for fridge/freezer, plumbing and recess for dishwasher, integrated double oven with four ring gas hob oven and extractor canopy above, useful storage cupboard, radiator.

CONSERVATORY: 10' x 8'05". Double glazed windows to side and rear, double glazed door to side leading to patio area and garden.

GUESTS WC. Double glazed window to side, low level WC, wall hung wash hand basin with vanity unit below, tiled walls, tiled floor.

STAIRS TO LANDING. Double glazed window to side, useful airing cupboard, doors to:

MASTER BEDROOM ONE. 17'06" x 13' Double glazed window to rear, comprehensive range of fitted wardrobes comprising four double built in wardrobes and overhead storage, radiator, access to:

EN-SUITE BATHROOM: 12'08" max / 5' min x 10'08" max / 7'01" min. Double glazed obscure window to rear, tiled walls, tiled flooring, matching white suite comprising corner bath, low level WC, wash hand basin with vanity unit below, wall hung mirror, separate shower cubicle with glazed doors, useful storage cupboard, dressing/vanity unit, radiator.

BEDROOM TWO: 15'02" x 13'. Double glazed window to front, two double fitted wardrobes, three single fitted wardrobes, over bed storage, radiator.

BEDROOM THREE: 13' x 11'10" Double glazed window and door to front leading to balcony, built in triple wardrobes, radiator.

FAMILY BATHROOM: 6'05" x 6'05". Double glazed window to side, white suite comprising low level WC, corner shower cubicle with glazed sliding doors, wash hand basin with vanity unit below, wall hung mirror, tiled walls, tiled flooring, radiator.

OUTSIDE: Paved patio with steps leading up to a private lawned area with a variety of mature bushes, shrubs and trees. Garden shed.

GARAGE: Up and over garage door (please check the suitability of this garage for your own vehicle).



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 : F **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Highcroft Drive, Sutton Coldfield, B74 4SX



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.