

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached family home
- Four bedrooms to the first floor
- Ground floor fifth bedroom/home office
- Master with en-suite shower room
- Well appointed family shower room
- Large open plan family room incorporating kitchen, dining & living areas
- Separate utility room & guest wc
- Private rear garden backing directly onto the nature reserve
- Overlooking & adjoining a picturesque nature reserve to the rear and side
- No upward chain



NETHERSTONE GROVE, FOUR OAKS, B74 4DT - OFFERS OVER £775,000

Tucked away at the very end of this sought after cul-de-sac, this substantial detached family home enjoys a picturesque nature reserve to both the rear and side and has the added benefit of having no upward chain. The property is set close to Blake Street station providing access to Birmingham City Centre and Sutton Coldfield Town. Having well regarded schooling for all ages available there is a variety of amenities, shops and restaurants at Mere Green, . Internally, the home is centred around a large open plan family room—a seamless kitchen, dining and living space—designed to embrace modern family living. Additional ground floor accommodation includes a fifth ground floor bedroom/home office, guest WC and a separate utility room, adding everyday practicality. To the first floor, the property offers four well proportioned bedrooms, including a master bedroom with en-suite shower room, alongside a family shower room. Externally, the private rear garden backs directly onto the nature reserve, providing an almost woodland like backdrop.

Set behind a private, shared driveway with fore garden, there are front views and access to the Hill Hook Nature Reserve close by. Access to the property is gained via:

RECEPTION HALLWAY: Multi-locking obscure double glazed front door with obscure pvc double glazed window opens to, stairs off, radiator, doors to:

OPEN PLAN LOUNGE/DINING & KITCHEN AREA: 32'9" max / 11'6" min x 19'9" max / 8'9" min

Lounge/Dining Area: Double glazed window to front, double glazed sliding patio doors to rear, pvc double glazed window to rear, panelled feature wall, wood effect flooring, feature brick fireplace, radiator, modern vertical radiator.

Kitchen: Pvc double glazed window to rear, stainless steel sink unit set into box edged work surfaces, there is a range of high gloss, soft close fitted units to both base and wall level including drawers, central island with breakfast bar and space for four stools, larder unit, eye level oven and grill, Bosch ceramic hob with Hotpoint extractor over, integrated fridge/freezer, dishwasher, radiator, wood effect flooring throughout.

UTILITY: Obscure pvc double glazed door to side, box edged work surfaces, plumbing for washing machine, space for tumble dryer, fitted wall units, radiator, wood effect flooring.

GUESTS WC: Obscure pvc double glazed window to side, low level wc, wash hand basin with vanity unit below, tiled walls and floor, radiator.

BEDROOM FIVE/HOME OFFICE: 9' x 7'6" Pvc double glazed window to side, wood effect flooring, radiator.

STAIRS TO LANDING: Pvc double glazed window to front, radiator, doors to:

BEDROOM ONE: 12'11" x 12'2" Pvc double glazed window to rear, radiator.

EN-SUITE SHOWER ROOM: 8'1" x 5' Obscure pvc double glazed window to side, white suite comprising corner enclosed shower cubicle with glazed shower screen, wash hand basin with vanity unit, tiled walls and floor, decorative tiled display/storage shelf, low level wc, radiator.

BEDROOM TWO: 12'2" x 10'1" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 10'2" x 7'1" Pvc double glazed window to front, wood effect flooring, radiator.

BEDROOM FOUR: 9'3" max x 7'3" max / 6'5" min Pvc double glazed window to front, radiator.

SHOWER ROOM: 8'3" x 6'7" Obscure pvc double glazed window to rear, white suite comprising double shower unit with splash backs and sliding glazed shower screen, wash hand basin, low level wc, tiled walls and floor, chrome ladder style radiator.

DOUBLE GARAGE: 15'11" x 15'7" Detached double garage with electric garage door, obscure glazed door to side, shelving to walls, storage in rafters (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Side access, scope for extension (subject to planning/consent), large wraparound paved patio area, leading to lawn with mature shrubs, bushes and trees, offering a good degree of privacy and views over the Nature Reserve.

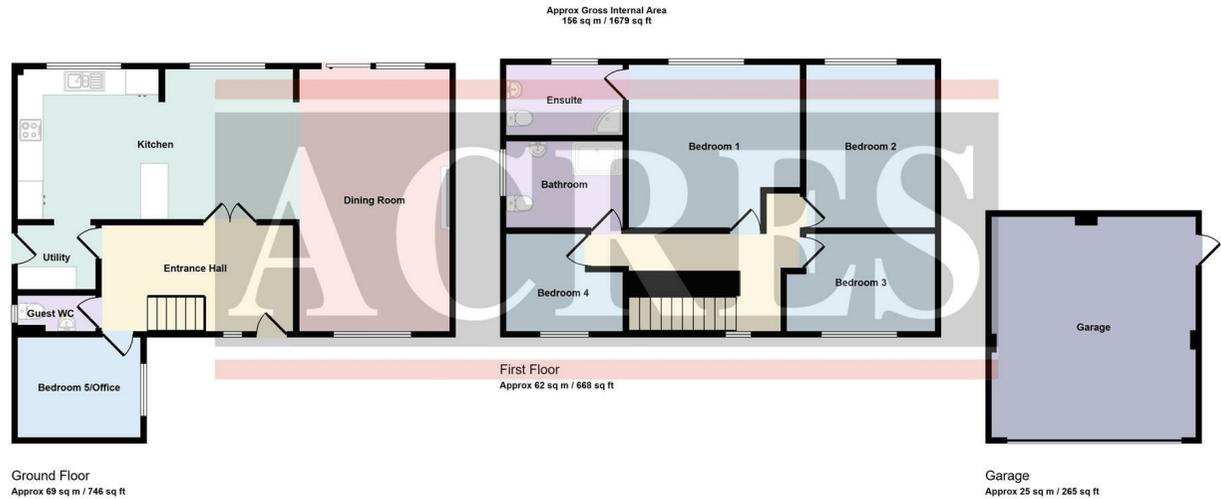


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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	74	79
(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	



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.

