

# ACRES

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- Three bedrooms
- Well appointed family shower room
- Through lounge/dining room
- Breakfast kitchen
- Conservatory
- Double garage
- Private, mature rear garden
- Scope for development/enlargement (STPP)
- Popular, sought after location
- No upward chain



***BRADGATE DRIVE, FOUR OAKS, B74 4XG - OFFERS AROUND £490,000***

This spacious, well presented, freehold, detached family home is set in a centrally located cul-de-sac, on a corner plot, close to public transport links including bus services and rail links via the Cross City rail line. Having well regarded schooling within close proximity, the property is also just a short stroll from a delightful nature reserve, which offers scenic walkways. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises, reception hall, guests wc, through lounge/dining room, conservatory and breakfast kitchen with utility area. To the first floor there are three double bedrooms and a well appointed family shower room, externally there is a double garage and private, mature rear garden, additionally benefitting from the scope and potential for further alteration/enlargement (subject to necessary planning permissions/regulations). To fully appreciate the opportunity and accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the property is gained via:

**RECEPTION HALL:** 12'11" x 4'8" Obscure multi-locking pvc front door, useful storage cupboard, radiator with contemporary cover, stairs off.

**GUESTS WC:** 6'5" x 4'5" Pvc double glazed obscure window to front, low level wc, wall hung sink with splash backs, tiled floor, wall hung display unit with storage cupboard.

**THROUGH LOUNGE/DINING ROOM:** 22'6" x 10'11" max / 9'4" min Pvc double glazed bay window to front, coal effect feature fireplace with marble hearth and surround, traditional mantle over, space for sofas and 6 seater dining room table, glazed doors to conservatory, radiator.

**CONSERVATORY:** 12'6" x 10'8" Pvc double glazed conservatory with French doors to rear.

**FITTED KITCHEN:** 13'10" x 10'2" max / 9'1" min **UTILITY:** 10'3" x 4'2"

Pvc double glazed window to rear, stainless steel sink/drainage unit inset into rolled edge work surfaces, tiled splash backs, there is a range of matching units to both base and wall level including drawers, integrated oven and four ring hob with extractor canopy over, space for breakfast table, tile effect flooring, leading to the Utility 10'3" x 4'2" having an obscure pvc double glazed door to side, pvc double glazed window to rear, space for fridge/freezer, plumbing for washing machine, space for tumble dryer.

**STAIRS TO LANDING:** Pvc double glazed window to side.

**BEDROOM ONE:** 12'9" x 10'10" Pvc double glazed window to rear, two double wardrobes and overhead storage space, bedside display shelving, radiator.

**BEDROOM TWO:** 10'11" max / 9'10" min x 8'11" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 9'11" x 9'9" Pvc double glazed window to rear, two single built-in wardrobes with overhead storage, radiator.

**SHOWER ROOM:** 9'8" max / 7' min x 6' Obscure pvc double glazed window to rear, white suite comprising double walk-in shower cubicle with glazed screen, wash hand basin with vanity unit below, low level wc, display/storage shelf above, useful built-in storage cupboard, tiled walls and flooring, radiator.

**GARAGE:** 16'9" x 16'4" Rolling electric garage door with pvc double glazed obscure door to rear, shelving to walls, loft access. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area leading to lawn with further patio area, timber shed, having a variety of mature shrubs, bushes and trees, outside tap.





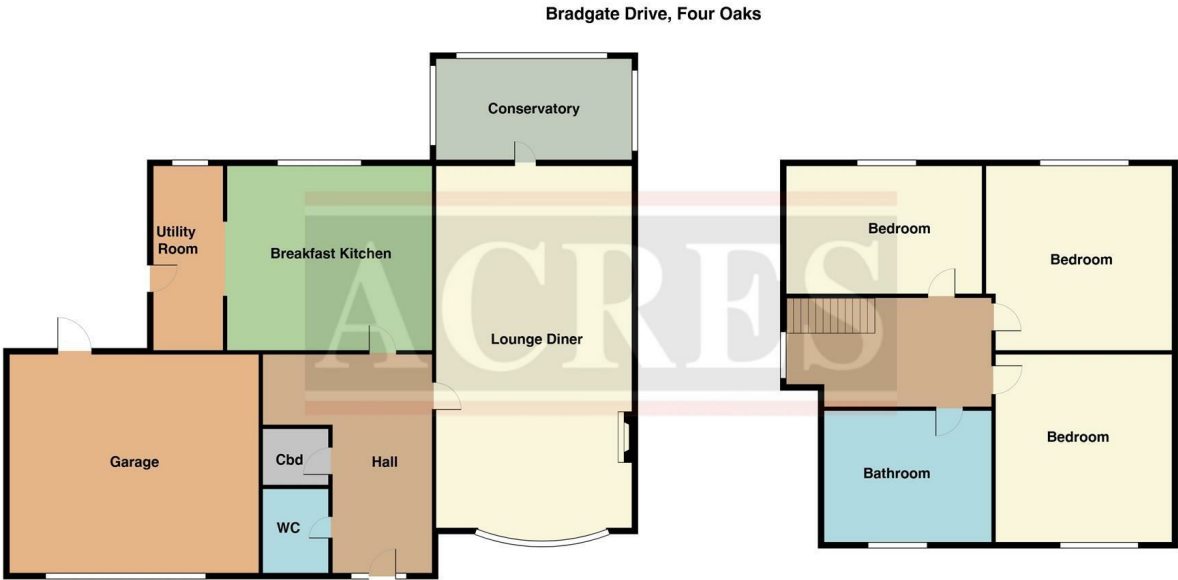


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales		
	EU Directive 2002/91/EC	



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.