ACRES

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



- Beautifully presented two-bedroom coach house style property
- Versatile layout with two separate private entrances
- Ground floor bedroom with adjoining shower room and kitchenette
- Spacious first floor open-plan lounge, dining area and fitted kitchen
- Separate utility area offering additional practicality
- Well-proportioned first floor bedroom served by a stylish family bathroom
- Private courtyard providing an ideal low-maintenance outdoor space
- Garage offering secure parking or useful storage
- Finished and decorated to a high standard throughout
- Set in a convenient location for local shops, excellent transport links schooling.





WEAVER COURT, FOUR OAKS, B75 5UE - PRICE GUIDE £290,000

Nestled within the sought after Weaver Court development in Four Oaks, this well presented coach house offers a rare opportunity to acquire a versatile and thoughtfully designed home, finished to an excellent standard throughout. Offering flexible accommodation over two floors, the property benefits from two separate entrances, making it ideal for a variety of living arrangements, whether for multi-generational living, guests or those working from home. The ground floor provides a bedroom, shower room and kitchenette, whilst the first floor enjoys an additional bedroom, well-appointed bathroom and an open-plan kitchen, dining and living space with adjoining utility area. Further complemented by a private courtyard, garage and a superb position within easy reach of local amenities, transport links and highly regarded schools, this is a home that must be viewed to be fully appreciated.

Set at the end of a cul-de-sac behind a multi-vehicle deep driveway, there are steps leading up to:

CANOPY PORCH: Pvc double glazed front door opening to:

RECEPTION HALL: Useful storage cupboard, radiator, doors off to:

BEDROOM ONE: 13'9" x 10'5" Pvc double glazed window to front, one double and one single wardrobes, space for drawers and bedside units, wood effect flooring, radiator.

BATHROOM: 7'9" x 5'5" White suite comprising bath with shower over and glazed shower screen, wash hand basin with vanity unit below, tiled walls, built-in wc, tiled flooring, wall mounted sensor mirror, radiator.

OPEN PLAN LOUNGE/KITCHEN/DINING AREA: 19'8" x 15'6" max / 8'9" min Pvc double glazed windows to front, Velux skylight to rear, double sink unit set into box edged quartz work surfaces with upstands, there is a range of Shaker style fitted units to both baes and wall level including drawers, breakfast bar having space for two stools, integrated Hotpoint oven/grill, microwave and dishwasher, ceramic hob with concealed extractor canopy over, tiled flooring, leading to lounge/dining area with radiator.

STAIRS TO GROUND FLOOR: Obscure pvc double glazed window to rear, plumbing and space for washing machine and dryer, stairs lead to:

BEDROOM TWO AND KITCHENETTE: 13'7" x 12'6" Obscure pvc double glazed window and door to side, pvc double glazed French doors to side, stainless steel sink/drainer unit set into rolled edge work surfaces, there is a range of fitted base units, one double and single wardrobes, space for matching bedside units, fitted cabinet and storage unit, facility for gas cooker, leading to:

SHOWER ROOM: 6'8" x 4'6" Obscure pvc double glazed window to side, white suite comprising double walk-in shower cubicle with ledge, marble effect tiled walls, low level wc, wash hand basin with vanity unit below, wall mounted mirrored cabinet, chrome ladder style radiator.

GARAGE: 27'7" x 8'7" Electric up and over garage door (Please check the suitability of this garage for your own vehicle)

OUTSIDE: To the front of the property is a gated entrance, paved walkway, bin stores and secondary access to garage. There is a courtyard with paved patio, space for timber shed & seating.















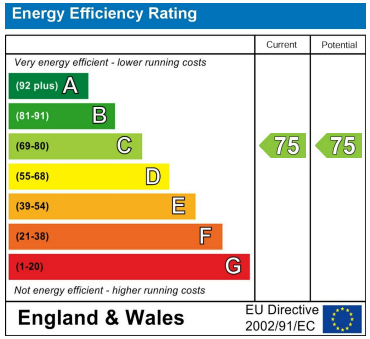
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

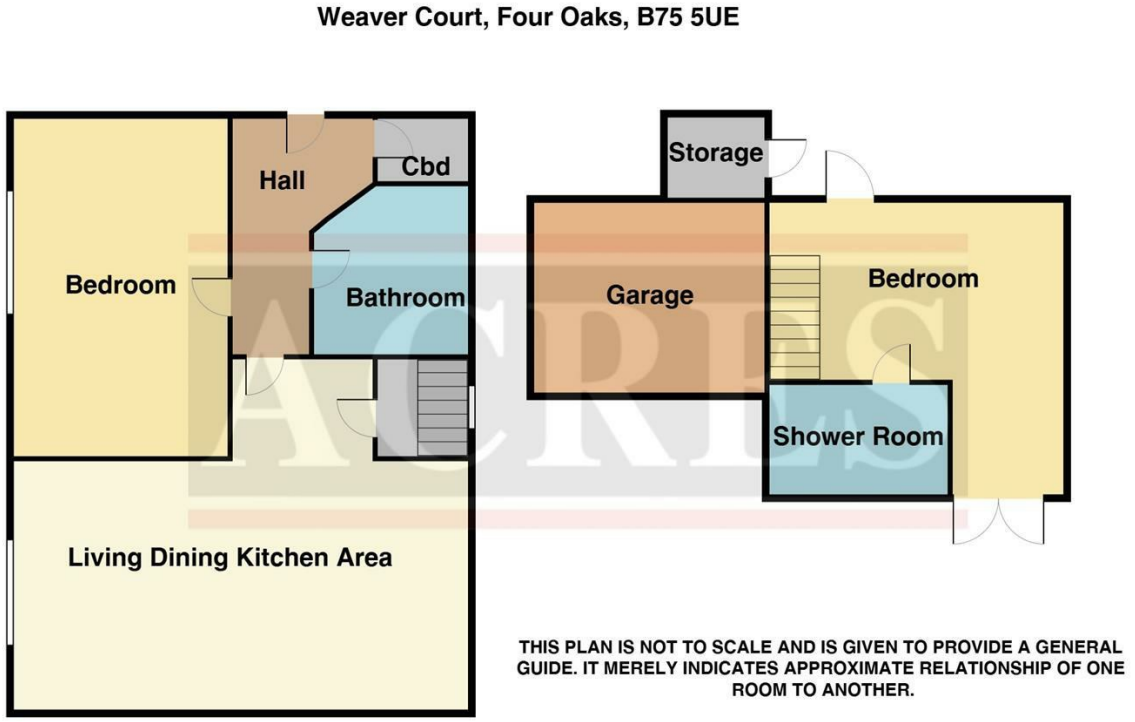
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.