

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Five bedrooms
- Master with dressing area & en-suite shower room
- Recently renewed family bathroom
- Lounge with feature fireplace
- Separate dining room
- Superb, fitted breakfast kitchen
- Guests cloakroom/wc
- Large garage
- Situated at the end of a private driveway, in a corner position
- No upward chain



TENNYSON AVENUE, FOUR OAKS, B74 4YG - OFFERS AROUND £700,000

This well presented, much improved, detached family home, is set at the end of a private driveway, occupying a corner position having ample off road parking, with lawns and hedges providing a good degree of privacy. The property is set in a sought after location, having well regarded schooling close by and access to the Cross City rail line at Blake Street station. Being offered with no upward chain, this ideal family home has spacious proportions and versatile accommodation. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises reception hallway with guests cloakroom/wc off, attractive lounge with feature fireplace, separate rear dining room, superb, fitted breakfast kitchen, five bedrooms, the master having a dressing area and en-suite shower room, together with a recently renewed family bathroom. Externally the property benefits from a large garage and a well maintained, mature rear garden. All off which to fully appreciate, we highly recommend an internal inspection.

Set down a private drive, in a corner position, the property has the advantage of being originally built on two plots. Having front garden with parking and lawned area to fore, the property has the potential for extension (subject to planning approval). Access is gained to the accommodation via multi-locking front door with glazed insets:

RECEPTION HALL: Obscure double glazed window to front, wood effect flooring, useful storage cupboard, stairs off, radiator, doors off to:

GUESTS CLOAKROOM/WC: Obscure pvc double glazed window to side, low level wc, wash hand basin, tiled splash back, radiator, wood effect flooring.

LOUNGE: 18'6" x 15'3" max / 11'3" min Pvc double glazed window to front, pvc double glazed French doors to rear, gas coal effect feature fireplace with marble hearth, surround and traditional mantle, wood effect flooring, two radiators.

DINING ROOM: 12'3" x 12'10" max / 10'8" min Pvc double glazed window to rear, alcove for storage, space for six seater dining room table and chairs, radiator, wood effect flooring.

SUPERB, OPEN PLAN BREAKFAST KITCHEN: 17'4" max / 15'4" min x 12'5" max / 10'2" min Pvc double glazed window to side and rear, French door to side, one and a half bowl stainless steel sink unit with waste disposal unit and flexible tap, Silestone work surfaces, central breakfast bar with inset four ring induction hob having feature 'indoor' barbeque (potential for gas supply), space for three/four stools, pan drawers and storage, there is a comprehensive range of fitted soft close, high gloss units to both base and wall level including drawers, inset Siemens double ovens and grills and combination microwave, warming drawer, inset coffee maker, space for American fridge/freezer, integrated dishwasher, tiled flooring, modern radiator, door to garage.

STAIRS TO LANDING: Doors off to:

BEDROOM ONE: 13' x 12'10" Pvc double glazed windows to front and side, two double built-in wardrobes and one single built-in storage cupboard, radiator, leading to:

DRESSING AREA: 7'9" x 5'2" Built-in wardrobes, door to:

EN-SUITE SHOWER ROOM: 6' x 5'8" Obscure pvc double glazed window to rear, corner enclosed shower cubicle with glazed shower screen, wash hand basin with vanity unit below, part tiled walls, tiled splash backs, low level wc, chrome ladder style radiator.

BEDROOM TWO: 11'8" x 11'5" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 11'8" x 8'11" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 11'8" x 8'11" Pvc double glazed window to rear, wash hand basin with vanity unit below, large storage cupboard, radiator.

BEDROOM FIVE: 9'8" x 7'9" Pvc double glazed window to front, useful storage cupboard, radiator.

FAMILY BATHROOM: 9'4" x 7'2" max / 4'7" min Obscure pvc double glazed window to front, renewed suite comprises walk-in enclosed shower with folding glazed shower screen, bath, tiled walls, wash hand basin with vanity unit below, low level wc, wood effect flooring, modern vertical radiator.

GARAGE: 15'6" x 13'11" Electric rolling garage door with obscure double glazed door to side, plumbing and space for washing machine and tumble dryer, stainless steel sink/drainage unit set into rolled edge work surfaces, fitted shelving. Potential to be made into an additional reception room (Subject to necessary consents). (Please check the suitability of this garage for your own vehicle)

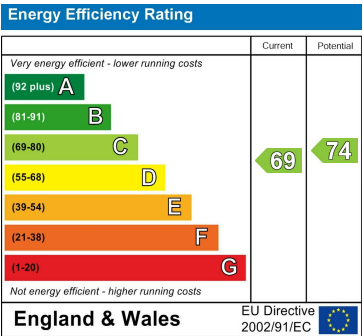
OUTSIDE: Occupying a corner position, the garden offers space to side and rear offering the potential for extension/alteration (subject to necessary planning permissions/consents), having a dining and entertaining area to side, paved patio to rear, leading to lawn with borders having mature shrubs and bushes.



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



Tennyson Avenue, Sutton Coldfield, B74 4YG



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.

