

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three bedrooms
- ◆ White bathroom
- ◆ Guests cloakroom/wc
- ◆ Spacious lounge with feature fireplace
- ◆ Fitted breakfast kitchen
- ◆ Substantial, wide rear conservatory
- ◆ Utility room with further wc
- ◆ Garage
- ◆ Well stocked, mature rear garden
- ◆ Set in a central, sought after location



***16 LITTLE SUTTON LANE, FOUR OAKS, B75 6PA- OFFERS OVER £500,000***

Set in a prime, central and sought after location, amidst properties of a similar calibre, this highly deceptively spacious, freehold, detached bungalow, offers great scope and potential. Complemented by gas central heating and pvc double glazing (both where specified), the property itself is set on an attractive plot having a generous, well stocked rear garden. Positioned centrally between Mere Green and Sutton Coldfield town centres, there are excellent road links available, the property offers an ideal retirement bungalow and/or the potential to provide a generous family home. Briefly comprises enclosed porch, reception hall, attractive lounge with feature fireplace, substantial, wide feature conservatory, fitted breakfast kitchen, utility room and separate wc. Additionally there are three bedrooms, two having built-in wardrobes, together with a family bathroom provided with white and additional guests cloakroom/wc, furthermore there is a side garage. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular tarmac driveway flanked by mature shrubs and bushes, access is gained to the property via pvc double glazed doors opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed obscure windows to front, glazed door to:

**RECEPTION HALL:** Window to side, radiator, exposed oak block floor, retractable loft ladder accessing a substantial part boarded loft.

**GUESTS CLOAKROOM/WC:** Window to front, white low flushing wc, vanity wash hand basin with base unit beneath, bidet, radiator.

**SPACIOUS LOUNGE:** 15'3" x 14'3" max / 13' min Pvc double glazed window to side, further double glazed windows with double glazed double French doors opening to rear conservatory, marble fireplace having matching hearth, mantle and central coal effect living flame gas fire, double radiator, exposed oak block flooring.

**SUBSTANTIAL REAR CONSERVATORY:** 20'3" x 9' Pvc double glazed windows to side and rear elevations with double glazed double French doors to garden.

**BREAKFAST KITCHEN:** 20' max / 7'6" min x 11'9" max / 9'1" min Pvc double glazed window to rear, one and a half bowl sink unit set into work surfaces having a range of fitted units to both base and wall level including drawers, tiled splash backs, recess for washing machine, integrated cooker having hob and extractor canopy over.  
Breakfast Area: Having space for table, double radiator, door to conservatory.

**UTILITY ROOM:** 5'8" x 4'5" Pvc double glazed window and door to side, space for washing machine and fridge/freezer.

**SEPARATE WC:** Pvc double glazed obscure window to rear, white low flushing wc, wash hand basin.

**BEDROOM ONE:** 12'10" x 12' Pvc double glazed window to front, radiator, double built-in wardrobe.

**BEDROOM TWO:** 15' x 10'10" Pvc double glazed window to side, radiator, double built-in wardrobe.

**BEDROOM THREE:** 9' x 8'6" Pvc double glazed window to front, radiator.

**BATHROOM:** Window to front, matching white suite comprising 'swirlpool' bath, vanity wash hand basin with base unit beneath, enclosed separate shower cubicle, radiator, tiled splash backs and floor.

**LOFT:** Retractable ladder gives access to twin loft areas, being 20' x 11'10" and 19'7" x 11'10" measured at floor level. Being part boarded having light

**LARGE GARAGE:** 18' x 9' Having electric garage door, door to utility room (**Please check the suitability of this garage for your own vehicle**)

**OUTSIDE:** Paved patio area to a generous lawned rear garden flanked by borders having mature shrubs and bushes, together with mature trees providing privacy.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

**COUNCIL TAX BAND:** F

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

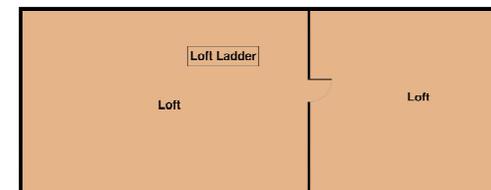
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Lichfield Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Little Sutton Lane, Four Oaks



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.