

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four bedrooms, each with wardrobes
- En-suite shower room
- Family bathroom
- Attractive, spacious through lounge
- Rear sun room & extended rear play room
- Fitted breakfast kitchen
- Utility room & guests cloakroom/wc
- Double garage
- Overlooking delightful nature reserve
- Planning permission granted



**NETHERSTONE GROVE, FOUR OAKS, B74 4DT - OFFERS AROUND £750,000**

Set in an enviable location overlooking a nature reserve with mature trees and pool, within a centrally located cul-de-sac, to fully appreciate the property's features and location, we highly recommend an internal inspection. Just a short stroll from Blake Street railway station and having local bus services close by, Four Oaks also offers well regarded schooling. Complemented by gas central heating and pvc double glazing (both where specified), this thoughtfully designed spacious freehold, detached family home briefly comprises, enclosed porch, welcoming reception hallway, guests cloakroom/wc, spacious through lounge, rear sun room, extended play room, breakfast kitchen with utility room off, to the first floor there are four bedrooms, each having built-in wardrobes and the master having en-suite shower room, additionally there is a family bathroom, double garage with remote controlled door and mature rear garden. (Please note there is planning permission granted for the erection of single and two storey forward, two storey side and single storey rear extensions, please see the included plans for more details).

Set back from the roadway behind a tarmac driveway providing off road parking, there is side lawn with shrubs and bushes, access is gained to the accommodation via a pvc double glazed door opening to:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to front and side, feature wooden stained front door with oval glazed inset opens to:

**RECEPTION HALL:** Radiator with cover, stairs off.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to front, low flushing wc, wall hung sink, bespoke display shelf, feature tiled walls, tiled flooring, radiator.

**ATTRACTIVE THROUGH LOUNGE:** 19'8" x 11'10" Pvc double glazed window to front, two radiators, coal effect living flame gas fire set on a marble hearth having matching fire surround, double glazed patio doors open to:

**SUN ROOM:** 11'11" x 9'5" Pvc double glazed double French doors to rear garden, pvc double glazed windows to sides, roof lantern, wood effect flooring, modern vertical radiator.

**PLAY ROOM:** 19'6" x 9'8" Pvc double glazed window to rear with two further double glazed windows to sides, radiator.

**FITTED BREAKFAST KITCHEN:** 11'5" x 10'4" Pvc double glazed bow window to rear, single drainer sink unit set into complementary rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, elevated electric oven with separate grill, fitted gas hob with extractor canopy above, recesses for washing machine and fridge, three space fitted peninsular breakfast bar with base units, tiled splash backs and floor.

**UTILITY ROOM:** 7'10" x 5' Pvc double glazed window to front, pvc double glazed door to side, radiator, single drainer sink unit with base unit beneath, space for washing machine/dryer, tiled floor.

**STAIRS TO LANDING:** Pvc double glazed window to front, potential for chandelier ceiling light, radiator.

**BEDROOM ONE:** 13'2" max / 11'2" min x 12'4" Pvc double glazed window to rear, radiator, four double and two single fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to rear, walk-in shower cubicle with glazed shower screen, feature tiled wall, his & hers wash hand basins with display/storage shelving beneath, two wall mounted sensor mirrors, low level wc, modern radiator.

**BEDROOM TWO:** 12'3" max / 10'3" min x 10'2" plus door recess Pvc double glazed window to rear, radiator, double and single fitted wardrobes.

**BEDROOM THREE:** 11'10" max / 9'10" min x 7' Pvc double glazed window to front, radiator, double built-in wardrobe with side dressing table and storage cupboard over.

**BEDROOM FOUR:** 9'1" max / 7'1" min x 7' Pvc double glazed window to front, radiator, double built-in wardrobe with sliding doors.

**FAMILY BATHROOM:** Pvc double glazed obscure window to side, matching suite comprising bath with shower over and glazed splash screen, feature tiled wall with storage ledge, wash hand basin with display/storage shelving beneath, low flushing wc, tiled walls and flooring, vertical radiator. Airing cupboard.

**DOUBLE GARAGE:** 17' x 17' Remote controlled garage door, part glazed door to rear, covered passageway to utility door. (Please check the suitability of this garage for own vehicle)

**OUTSIDE:** Paved patio area with outside tap to a lawned rear garden flanked by borders having mature shrubs and bushes, timber fencing, timber shed, additional rear patio area.



**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 :** G                      **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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.

