

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four first floor bedrooms
- Ground floor self-contained suite – ideal for guests or relatives
- Separate lounge
- Additional family/dining room
- Open plan fully fitted breakfast kitchen
- Two family bathrooms
- Private rear garden
- Close to well regarded local schooling
- Excellent transport and commuter links nearby
- Short distance to Mere Green shops, cafés and restaurants



**RUSSELL BANK ROAD, FOUR OAKS, B74 4RG - OFFERS AROUND £725,000**

This impressive family home offers generous and adaptable living space arranged over two floors, making it ideal for modern family life. The ground floor features a welcoming entrance into a separate lounge, alongside a versatile family/dining room and a well appointed open plan breakfast kitchen. A ground floor bedroom with adjacent shower room provides excellent flexibility for guests or relatives, providing a self-contained suite. To the first floor are four further double bedrooms served by two family bathrooms, offering ample space for a growing household. Externally, the property enjoys a private rear garden and is well positioned close to local schooling, transport links and everyday amenities, with the vibrant shops, cafés and restaurants of Mere Green just a short distance away.

Set back from the roadway behind a multi-vehicle paved driveway with shrubs and fore garden, the property has an Electric Vehicle (EV) charging point and is accessed via an obscure pvc double glazed front door into:

**RECEPTION HALL:** Obscure pvc double glazed window to front, tiled flooring, under stairs storage cupboard, stairs off, modern radiator, doors to:

**THROUGH LOUNGE / DINING ROOM:**

Lounge: 12'3" x 10'4" Pvc double glazed bay window to front with fitted shutters, radiator, opening to:

Dining Room: 13'9" x 10'4" Space for dining table and chairs, radiator, archway leading to:

**OPEN PLAN KITCHEN DINER:** 22'4" max / 12'9" min x 17' max / 6'2" min Being extended and having three Velux skylights, bi-folding doors to rear, double bowl sink/drainage unit set into marble effect quartz work surfaces, central island unit having breakfast bar, there is a range of fitted units to both base and wall level including drawers, space for American style fridge/freezer, five ring gas hob with concealed extractor canopy over, inset combination steam oven, grill and microwave, integrated washing machine & dishwasher, pull out storage units, i, space and power for media wall, space for dining table and chairs, modern radiator, tiled flooring.

**SITTING/PLAY ROOM:** 17'8" max / 10'7" min x 7'8" Double glazed patio doors to rear, radiator, versatile additional reception room which could be utilised as additional annexe, with door to:

**GUESTS WC:** Obscure pvc double glazed window to side, low level wc, tiled flooring.

**GROUND FLOOR BEDROOM:** 23'7" max / 12'8" min x 12'7" Pvc double glazed window to front with fitted shutters, large built-in wardrobe, dressing area, radiator.

**GROUND FLOOR SHOWER ROOM:** Obscure pvc double glazed window to side, walk-in shower cubicle with glazed shower screen, tiled splash backs, wash hand basin with vanity unit below, ladder style radiator, tiled floor.

**STAIRS TO SPLIT DIRECTIONAL LANDING:** Obscure pvc double glazed window to side, doors to:

**BEDROOM ONE:** 14'3" x 10'4" Pvc double glazed window to front with fitted shutters, space for two double wardrobes, radiator.

**BEDROOM TWO:** 13'3" x 10'4" Pvc double glazed window to rear, space for double wardrobe, radiator.

**BEDROOM THREE:** 13'4" x 6'8" Pvc double glazed window to front, radiator.

**BEDROOM FOUR:** 9'2" x 6'5" Pvc double glazed window to front with fitted shutters, wood effect flooring, radiator.

**FAMILY BATHROOM:** 8'5" x 5'5" Pvc double glazed obscure window to rear, matching suite comprising 'swirlpool' bath, separate shower cubicle with sliding glazed screen, low level wc, wash hand basin with vanity unit, tiled walls, storage shelf, chrome ladder style radiator.

**SECOND BATHROOM:** 8'5" x 6'6" max / 5'5" min Obscure pvc double glazed window to rear, matching suite comprising bath with tiled display surround, corner enclosed shower cubicle with glazed sliding screen, wash hand basin with vanity unit below, mirrored display/storage unit, ladder style radiator.

**OUTSIDE:** Paved patio area leading to a mature rear garden, having lawn and borders with mature shrubs and bushes, timber shed.



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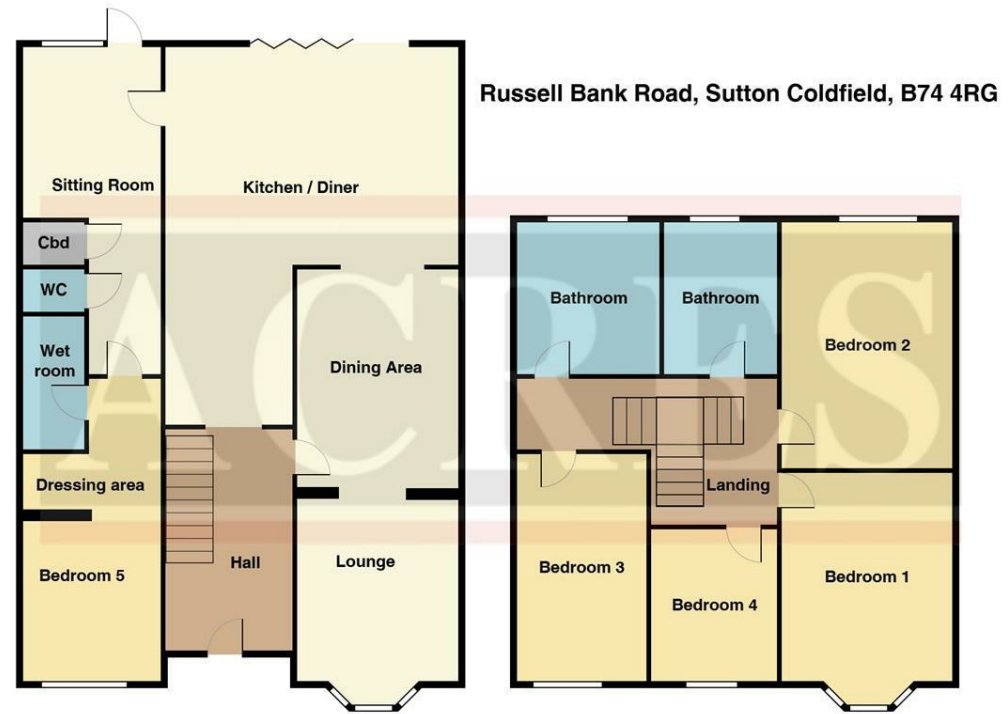


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **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>	75	79
(55-68) <b>D</b>		
(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	



**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.