

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four double bedrooms
- En-suite shower room to principal bedroom
- Well appointed family bathroom & separate WC
- Formal lounge & dining room
- Impressive open-plan kitchen, dining & living space
- Separate boot room/ home office
- Utility room & guest WC
- Mature rear garden
- Spacious & well presented accommodation throughout
- Convenient for local amenities, schooling and transport links



**LITTLE SUTTON ROAD, FOUR OAKS, B75 6QL - OFFERS AROUND £675,000**

Located on the sought after Little Sutton Road in Four Oaks, this impressive, detached family home offers spacious and beautifully presented accommodation throughout, perfectly suited to modern family living. Benefitting from four double bedrooms, an en-suite shower room and well appointed family bathroom, the property also features a stunning open-plan kitchen, dining and living space ideal for entertaining and everyday living, together with a formal lounge, separate boot room/home office, utility and guest wc and a mature rear garden, all set within a highly desirable residential location.

Set back from the roadway behind a multi-vehicle block paved driveway, having Electric Vehicle (EV) charging point, access to the property is gained via a pvc double glazed door to front into:

**PORCH:** Pvc double glazed windows to front and side, obscure glazed window and door open to:

**RECEPTION HALLWAY:** Stairs off, wood effect flooring, radiator, doors to:

**LOUNGE:** 15'4" x 11'8" Pvc double glazed window to front, log burning stove on a feature fireplace with tiled hearth and rustic brick surround, two obscure pvc double glazed windows to side, radiator.

**BOOT ROOM/HOME OFFICE:** 7'8" x 7'8" Under stairs storage cupboard leading to an open plan area with scope for home office/boot room/play room as preferred, door to garage.

**OPEN PLAN KITCHEN/DINER COMBINING FAMILY AREA:** 22'4" max / 14'7" min x 21'2" max / 13'8" min Bi-fold double glazed doors to rear, two obscure pvc double glazed windows to side, one and a half bowl stainless steel sink/drainer unit set into granite work surfaces with upstands, there is a range of high gloss fitted units to both base and wall level including drawers, inset eye level oven and grill, ceramic hob, under unit lighting, wine chiller, integrated dishwasher and fridge, island unit with space for three/four stools, , modern vertical radiator, offering family seating and dining area, further double glazed window to rear and double glazed window and door to side, wood effect flooring throughout.

**UTILITY ROOM:** Obscure glazed window to side, stainless steel sink/drainer unit set into rolled edge work surfaces, plumbing and space for washing machine, tiled splash backs, wood effect flooring door to:

**GUESTS WC:** Obscure double glazed door to side, low level wc, wash hand basin, chrome ladder style radiator, large storage cupboard.

**STAIRS TO SPLIT DIRECTIONAL LANDING:** 16'2" max / 14'1" min x 12'5" Pvc double glazed bay window to front, two double built-in wardrobes, radiator, door to:

**BEDROOM ONE:** 16'2" max / 14'1" min x 12'5" Pvc double glazed bay window to front, two double built-in wardrobes, radiator, door to:

**EN-SUITE:** Obscure pvc double glazed window to front, enclosed shower cubicle with glazed sliding doors, vanity wash hand basin, low level wc, chrome ladder style radiator, tiled walls and flooring.

**BEDROOM TWO:** 14'1" x 12'1" Pvc double glazed window to front, radiator.

**BEDROOM THREE:** 13'5" x 8'3" Pvc double glazed window to front, storage cupboard, radiator.

**BEDROOM FOUR:** 9'1" x 7'7" Pvc double glazed window to rear, radiator.

**FAMILY BATHROOM:** 8'7" x 5'3" Obscure pvc double glazed window to rear, modern suite comprising bath, separate shower cubicle with sliding glazed screen, twin shower sprays, wash hand basin with vanity unit below, tiled walls and floor, chrome ladder style radiator.

**SEPARATE WC:** Obscure glazed window to side, low level wc, part tiled walls and floor.

**GARAGE:** 11'2" x 8'5" Double opening garage doors to front (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Two patio areas for dining/seating, leading to a lawned area having borders with 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)

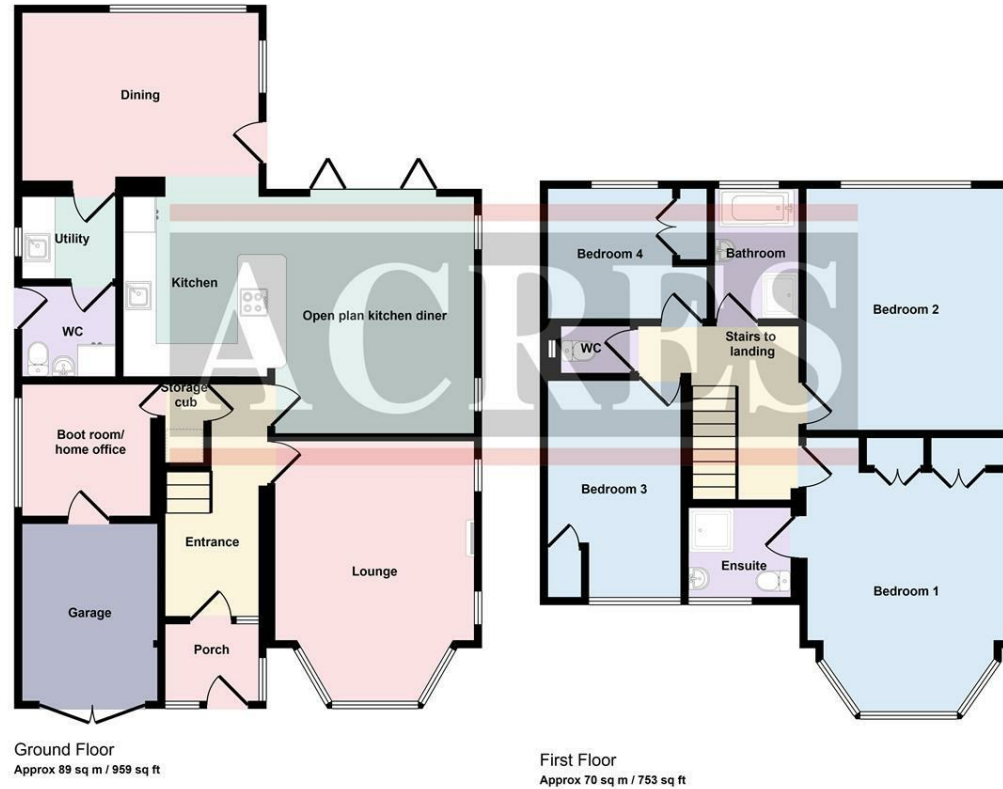
**COUNCIL TAX BAND :** E                      **COUNCIL :** Birmingham

**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>		
(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	



Approx Gross Internal Area  
159 sq m / 1713 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

