

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four bedrooms
- Master having en-suite shower room
- Family bathroom
- Spacious lounge
- Separate dining room
- Study/play room
- Fitted breakfast kitchen combining utility
- Guests wc & garage
- Private, mature rear garden
- Cul-de-sac location



**PETERSHOUSE DRIVE, FOUR OAKS, B74 4XN - OFFERS OVER £630,000**

This well presented, spacious, freehold, detached family home, is set in a prime, central and sought after cul-de-sac location, close to Mere Green shopping centre, with a variety of supermarkets, restaurants and further amenities. Having well regarded schooling for all ages within the area, there are excellent public transport links available by way of local bus services and the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises reception hall with guests cloakroom/wc off, spacious lounge, separate dining room, study/play room and a fitted breakfast kitchen combining utility area. To the first floor there are four bedrooms, the master having an en-suite shower room, together with a well appointed family bathroom. Externally there is a private, mature rear garden and double garage. To fully appreciate the accommodation on offer and it's location, we highly recommend an internal inspection.

Positioned in a cul-de-sac, set back from the roadway behind a generous multi-vehicle paved driveway having fore garden, access to the property is gained via a multi-locking composite door with obscure double glazed inset opens to:

**RECEPTION HALL:** Obscure pvc double glazed windows to front, stairs off, useful under stairs storage cupboard, wood effect flooring, radiator, doors to:

**GUESTS WC:** Low level wc, wall hung sink unit, tiled splash backs, tiled flooring, radiator.

**LOUNGE:** 15'11" max / 10'11" min x 14'8" max / 14'3" min Double glazed sliding doors to rear, coal effect feature fireplace with stone hearth, surround and mantle, two radiators.

**DINING ROOM:** 10'6" x 8'11" Pvc double glazed window to front, wood effect flooring, radiator.

**STUDY/PLAY ROOM:** 10'8" x 8'4" Pvc double glazed window to front, radiator.

**BREAKFAST KITCHEN:** The kitchen has been divided into two areas:

**MAIN KITCHEN:** 10'11" x 8'10" Pvc double glazed window to rear, one and a half bowl stainless steel sink/drainer unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, large pull out larder unit, complementary tiled splash backs, double oven/grill, four ring AEG gas hob with extractor canopy over, radiator, central breakfast bar/island unit, archway to

**KITCHEN/UTILITY:** 10' x 6'2" Obscure pvc double glazed window and door to rear, breakfast bar having space for four stools, one and a half bowl stainless steel sink/drainer unit set into rolled edge work surfaces, there is a range of further fitted units to both base and wall level, integrated fridge/freezer and dishwasher, plumbing and space for washing machine and dryer, tiled flooring throughout, door to garage.

**STAIRS TO LANDING:** Doors to:

**BEDROOM ONE:** 13'6" x 10'4" Pvc double glazed window to rear, space for fitted wardrobes and matching dressing table, radiator, door to:

**EN-SUITE SHOWER ROOM:** Obscure pvc double glazed window to side, shower cubicle with glazed shower screen, wash hand basin with vanity unit below and sensor mirror above, low level wc, tiled walls and flooring, chrome ladder style radiator.

**BEDROOM TWO:** 10'4" x 10'4" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 9'11" x 8'6" Pvc double glazed window to front, storage cupboard, radiator.

**BEDROOM FOUR:** 12'5" x 6'10" Pvc double glazed window to front, shelving to wall, radiator.

**FAMILY BATHROOM:** 8'5" x 6'9" max / 5'11" min Obscure pvc double glazed window to front, matching suite comprising bath with shower over and folding glazed shower screen, tiled storage/display shelf, built-in wash hand basin, low level wc, tiled walls and flooring, useful storage cupboard, chrome ladder style radiator.

**DOUBLE GARAGE:** 16'10" x 16'10" Two electric garage doors to front, further up and over garage doors to rear, fitted shelving (Please check the suitability of this garage for your own vehicle)

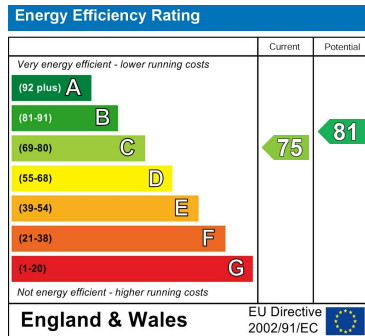
**OUTSIDE:** Paved patio area with potential and scope for further development to side (subject to necessary planning permissions and consent), steps leading to a generous lawn, having border with a variety of mature shrubs, bushes and trees, two sheds, one having power and lighting so has the potential to be utilised as a garden room/den/hobby room



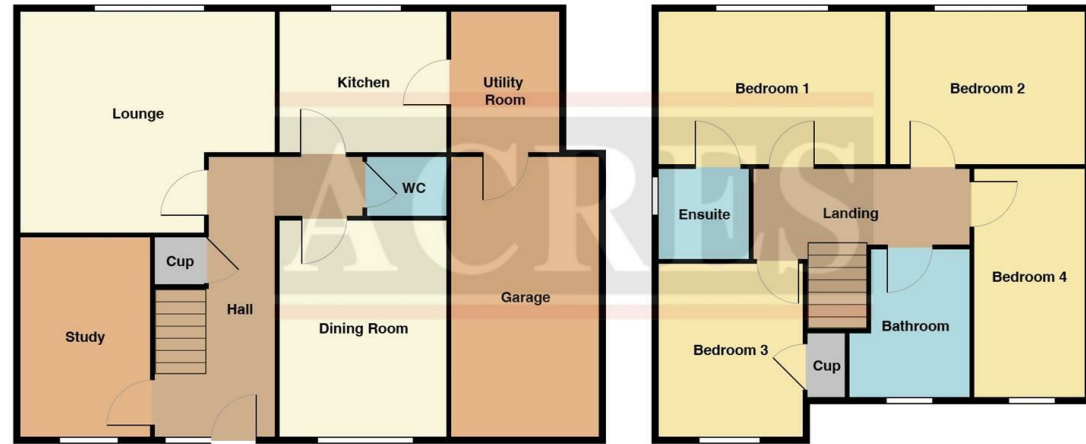
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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



Petershouse Drive, Sutton Coldfield, B74 4XN



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.