

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four double bedrooms
- ◆ Well appointed family bathroom
- ◆ Two en-suite shower rooms
- ◆ Attractive spacious lounge
- ◆ Superb, extended, open plan kitchen combining family & dining area
- ◆ Hobby/play room
- ◆ Home office
- ◆ Guests wc & utility room
- ◆ Enlarged & well presented
- ◆ Set in a sought after cul-de-sac



***5 ORCHARD GROVE, FOUR OAKS, B74 4AX - OFFERS AROUND £650,000***

This delightful, well presented & much improved, enlarged, semi-detached property, is set in a prime, centrally located cul-de-sac. Just a short stroll from both the Cross City rail line and local bus services, the property also has access to well regarded schooling for all ages. The property has been thoughtfully designed complemented by gas central heating & pvc double glazing (both where specified) and briefly comprises of welcoming reception hallway, family lounge, hobby/play room, the outstanding open plan kitchen/diner combining family area has been designed to maximise modern family living, having a fully equipped kitchen, dining space and separate family area with lantern roof light and bi-fold doors to rear. Additionally there is a utility and guests wc. To the first floor there are three double bedrooms, master having en-suite shower room and a further, well appointed family bathroom, together with a potential home office/nursery. To the second floor there is a further double bedroom with built-in storage and renewed en-suite shower room. The property offers a garage and landscaped rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, leading to canopy porch opening to:

**RECEPTION HALL: 11'6" x 6'5"** Obscure glazed front door with obscure pvc double glazed window to front, Fendi herringbone flooring, under stairs storage, radiator.

**LOUNGE: 13'10" x 10'5"** Pvc double glazed bay window to front, coal effect feature fireplace with timber display shelving above and slate hearth, Fendi herringbone flooring, radiator.

**OPEN PLAN KITCHEN COMBINING FAMILY AREA: 24'4" x 22'10"**

**Superb Kitchen:** Pvc double glazed window to rear with fitted shutters, stainless steel sink with Quooker tap set into quartz work surfaces, there is a range of high gloss fitted units to both base and wall level with additional pull out storage and pan drawers, central breakfast bar with space for four stools, five ring gas hob with extractor canopy over, complementary quartz splash backs, integrated dishwasher and fridge/freezer, fitted oven with microwave grill oven, built-in wine rack, Fendi herringbone flooring.

**Dining Area:** Timber display shelving with two alcoves having additional shelving and storage cupboards beneath, space for fireplace with slate tiles, radiator.

**Family Area:** Aluminium double glazed bi-fold doors to side with electric fitted blind, three full length aluminium double glazed windows to rear, roof lantern, rustic brick feature wall, under floor heating, Sonos speakers.

**HOBBY/PLAY ROOM: 14'5" x 8'1"** Pvc double glazed windows to front with fitted shutters, Fendi herringbone flooring, radiator.

**UTILITY: 8'7" x 5'5"** Pvc double glazed window with fitted shutter and composite door to side, quartz work surfaces with inset stainless steel sink, fitted units to base and wall level, plumbing for washing machine, space for dryer, Fendi herringbone flooring.

**GUESTS WC:** Obscure pvc double glazed window to side with fitted shutters, low level wc, vanity wash hand basin, tiled flooring, radiator.

**STAIRS TO LANDING:** Split-directional landing, airing cupboard.

**BEDROOM ONE: 19' max / 12'8" min x 8'1" max / 5'1" min** Pvc double glazed window to front, feature wood panelling, two double and two single built-in wardrobes, radiator.

**EN-SUITE SHOWER ROOM: 8' x 5'7"** Obscure pvc double glazed window to rear, matching suite comprising enclosed shower cubicle with glazed sliding doors, wall hung sink unit, tiled walls, low level wc, chrome ladder style radiator, wood effect flooring.

**BEDROOM THREE: 13' x 9'11"** Pvc double glazed window to rear, two double built-in wardrobes, radiator.

**BEDROOM FOUR: 14'5" x 10'4"** Pvc double glazed bay window to front, one double and one single built-in wardrobe, radiator.

**HOME OFFICE/NURSERY: 6'8" x 6'5"** Pvc double glazed window to front, wall mounted shelving, radiator.

**FAMILY BATHROOM: 8'7" x 6'7"** Obscure pvc double glazed window to rear, matching white suite comprising freestanding bath with shower spray, enclosed shower cubicle with sliding doors, wash hand basin with wall mounted mirrored display/storage unit, tiled walls, wood effect flooring, low level wc, chrome ladder style radiator.

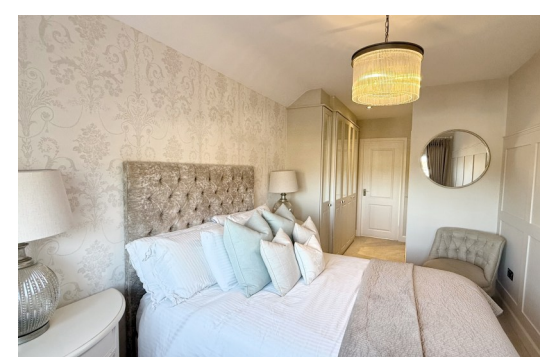
**STAIRS TO SECOND FLOOR LANDING:** One useful storage cupboard and access to boarded loft space.

**BEDROOM TWO: 12'10" x 9'1"** Pvc double glazed window to rear, two double built-in storage cupboards, further access to eaves for boarded loft space, radiator.

**EN-SUITE SHOWER ROOM: 7'9" x 3'9"** Renewed matching white suite comprising walk-in shower cubicle with glazed splash screen, having handheld and overhead showers, tiled storage/display shelf, low level wc, wash hand basin with vanity unit beneath, tiled walls, chrome ladder style radiator.

**GARAGE: 17'2" x 12'10"** Up and over garage door, storage racking above, obscure pvc double glazed door to rear **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Porcelain tiling leading to lawn with feature larch wood fencing, further paved patio area having small decked area with steps leading to utility and glazed panels.



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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:**

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**FIXTURES & FITTINGS:**

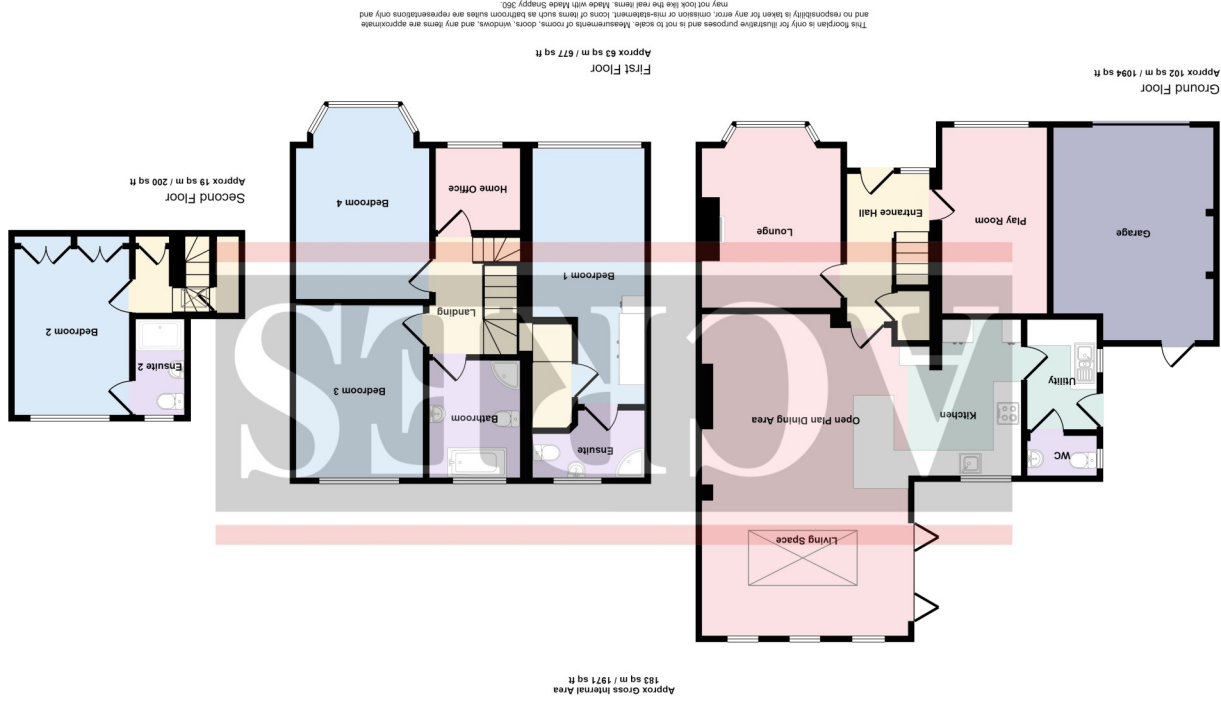
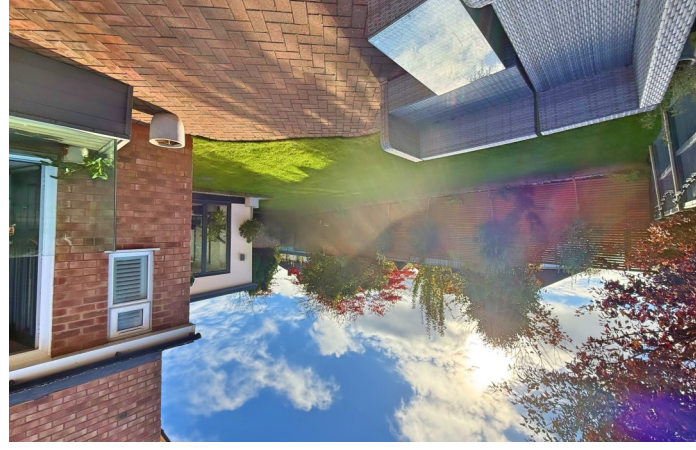
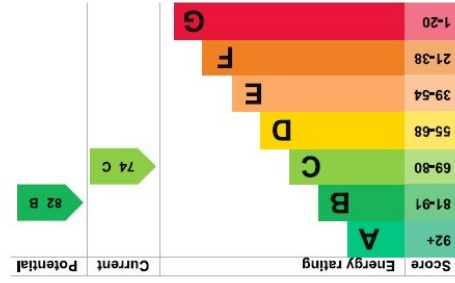
Fitted carpets are included within the sale.

**VIEWING:**

Highly recommended via Acres on 0121 323 3088.

**LOCATION:**

Set off Clarence Road



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.

