

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four bedrooms
- Delightful master bedroom having wardrobes
- Well appointed en-suite shower room
- Generous family bathroom
- Spacious lounge with feature fireplace
- Family/day room
- Open plan dining room
- Recently re-appointed, outstanding breakfast kitchen
- Utility & guests wc
- Garden room/home office



SAXTON DRIVE, FOUR OAKS, B74 4XZ - OFFERS OVER £650,000

This quite exceptional, delightfully well presented and much improved, freehold, detached family home being just over 1711 sq ft, the property is set in a cul-de-sac location, close to excellent public transport facilities including access to the Cross City rail line at Blake Street station. A large open green, together with countryside, are both within short walking distance. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the host of improvements the property offers, it's spacious proportions and attractive presentation, we highly recommend an internal inspection. Briefly comprising enclosed porch, welcoming reception hall having a well appointed guests cloakroom/wc off, attractive lounge with feature stove style fire, family/day room being open plan to the property's dining room, in turn opening to the recently refurbished breakfast kitchen with central island unit and a host of integrated appliances, furthermore there is a utility room. To the first floor there are four bedrooms, the master having fitted wardrobes and a renewed en-suite shower room, together with a family bathroom having white suite. Set to the rear there is a wide garden and excellent garden room/home office.

Set back from the roadway behind a multi-vehicular block paved driveway having side lawn and electric car charging point, access is gained to the property via pvc double glazed French doors opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, wood laminate flooring, part obscure double glazed door to:

RECEPTION HALL: Two pvc double glazed obscure windows to front, double radiator, wood laminate flooring.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to front, matching white suite comprising vanity wash hand basin having base unit beneath, low flushing wc, complementary tiled splash backs, chrome ladder style radiator, wood laminate flooring.

ATTRACTIVE LOUNGE: 16'9" max / 15' min x 12'4" max / 11'2" min Pvc double glazed bay window to front with fitted shutters, coal effect living flame stove style fire set on a marble hearth, double radiator, wood laminate flooring.

FAMILY/DAY ROOM: 16'6" max / 10'2" min x 15'5" max / 8' min Pvc double glazed windows with central double glazed double French doors to rear garden, pvc double glazed window to front with fitted shutters, double radiator, opening to:

OPEN PLAN DINING ROOM: 16'3" x 12'2" Pvc double glazed windows with central double glazed double French doors to rear and side, radiator with cover, wood laminate flooring.

FITTED BREAKFAST KITCHEN: Pvc double glazed window to rear, Belfast enamel sink unit with Quooker tap set into sweeping marble work surfaces with matching upstands, there is a comprehensive range of fitted units to both base and wall level including drawers, co-ordinating central island unit with further base units, matching marble top and two space recess for stools, integrated dishwasher, fridge and freezer, Range style cooker having gas hob and concealed extractor canopy over, double radiator, concealed lighting to work tops, wood laminate flooring.

UTILITY ROOM: 7'3" x 5'6" Fitted wall and base units, rolled edge work surface, recess for washing machine and dryer, radiator, wood laminate flooring.

STAIRS TO LANDING: Retractable ladder gives access to loft area.

BEDROOM ONE: 13' max / 11' min x 12'4" Two pvc double glazed windows to front, two double fitted wardrobes, radiator, wood laminate flooring.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front with fitted shutters, well appointed white suite comprising large shower cubicle with glazed splash screen and rainfall shower, wide vanity wash hand basin with base unit beneath, low flushing wc, contemporary tiling to walls, wood laminate flooring, chrome ladder style radiator, linen cupboard.

BEDROOM TWO: 14'9" x 9'6" Pvc double glazed window to rear, wood laminate flooring, radiator.

BEDROOM THREE: 10'4" x 6'4" Pvc double glazed window to rear, radiator, wood laminate flooring.

BEDROOM FOUR: 8'9" x 7'6" Pvc double glazed window to rear, radiator, wood laminate flooring.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath, vanity wash hand basin with base unit beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screen, chrome ladder style radiator, tiled splash backs, wood laminate flooring.

OUTSIDE: Shaped paved patio area to a lawned rear garden flanked by borders having shrubs and bushes. Twin gates open to the front of the property leading to a block paved area.

HOME OFFICE/GARDEN ROOM: 12'7" x 9'3" Pvc double glazed windows to garden with double glazed double French doors out, wall mounted heater, wood laminate flooring, multiple down lighters, ultra-fast broadband supply.



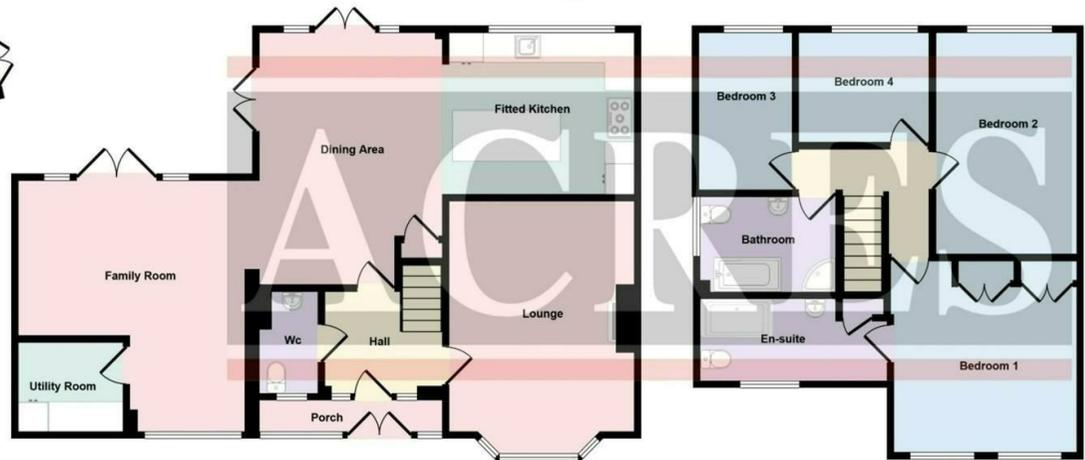
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 323 3088

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 75 | 83 |

England & Wales EU Directive 2002/91/EC



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.

