



SALES
ACRES
LETTINGS

30 BELWELL DRIVE, FOUR OAKS, B74 4AH

OFFERS AROUND - £900,000

Set within one of Four Oaks' most sought after residential locations, this impressive family home combines generous living accommodation with exceptional versatility, offering a rare opportunity for families seeking additional independent living space. The main residence is presented to a high standard throughout and briefly comprises a welcoming lounge, formal dining room, second sitting room/snug, and a well appointed breakfast kitchen designed for both everyday family life and entertaining.

To the first floor, there are three well proportioned bedrooms and two bathrooms, including a superb principal bedroom benefiting from its own en-suite bathroom and dressing area. The remaining bedrooms are served by a stylish family bathroom.

A particular feature of the property is the self-contained annex, offering excellent accommodation for dependent relatives, older children or guests. The annex comprises a bedroom, open-plan lounge/dining/kitchen area, and a separate shower room, providing complete independence whilst remaining connected to the main home. Externally, the property enjoys a beautifully landscaped and mature rear garden, with versatile garden room, currently utilised as a gaming, entertaining and lounge space, offering endless possibilities including a home bar, office, gym, studio, or social hub.

Ideally positioned close to excellent local amenities, highly regarded schooling, and convenient transport links, this exceptional home offers a rare combination of space, flexibility, and lifestyle, making it a truly outstanding family purchase.

Set back from the roadway behind a multi-vehicle driveway, access to the property is gained via an obscure multi-locking pvc double glazed door into:

PORCH: Door to annex, obscure pvc double glazed door into:

RECEPTION HALL: Feature panelled walls, open under stairs storage cupboard, stairs off, wood effect flooring, modern cylinder radiator, doors to:



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LOUNGE: 12'10" x 12'9" Pvc double glazed bay window to front, radiator with contemporary cover, double doors open to:

FAMILY ROOM: 20'9" x 16'2" max / 12'10" min Pvc double glazed windows to front and side, stone effect feature Inglenook fireplace slate styled shelving, tiled hearth and oak mantle, pvc double glazed French doors to rear, wood effect flooring, two radiators, door to:

DINING ROOM: 12'5" x 10'10" Pvc double glazed French doors to rear, archway to hall, modern vertical radiator, wall mounted fire.

GUESTS WC: Obscure pvc double glazed picture window to side, low level wc, wash hand basin with vanity unit below, ladder style radiator, wood effect flooring.

OPEN PLAN BREAKFAST KITCHEN: 17'2" x 13'2" max / 7'11" min Pvc double glazed window and obscure pvc double glazed door to rear, Belfast sink unit set into wooden work surface, further granite work surfaces, there is a range of two tone fitted units to both base and wall level including drawers, tiled splash backs, breakfast bar having space for two stools, space for Range style cooker, plumbing and space for washing machine and dryer, space for dishwasher, tiled flooring, radiator.

INNER HALLWAY: Obscure pvc double glazed door, radiator, door and archway to:

ANNEX BATHROOM: 6'2" x 5' Obscure pvc double glazed window to side, double walk-in shower with glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled walls and flooring, chrome ladder style radiator, wall mounted mirrored cabinet.

ANNEX BEDROOM: 11'10" x 8'2" Pvc double glazed bay window to front, double built-in wardrobe, radiator.

ANNEX LOUNGE/KITCHEN AREA: 16'9" x 16'5" Two pvc double glazed bay windows to front, open plan living/dining area, stainless steel sink unit set into box edged work surfaces, breakfast bar with space for two stools, fitted units to both base and wall level including drawers, spaces for fridge/freezer and cooker, two radiators.



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.





STAIRS TO LANDING: Obscure pvc double glazed window to side, storage cupboard, radiator, doors to:

BEDROOM ONE: 15'4" x 14'1" Pvc double glazed bay window to front, walk-in dressing area with hanging rails and shelving, radiator, access to:

EN-SUITE: Pvc double glazed obscure window to side, walk-in shower with glazed shower screen, feature tiled walls, wash hand basin with vanity unit below, low level wc, modern ladder style radiator.

BEDROOM TWO: 12' x 11'11" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 12' x 11'11" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 8'8" x 7'5" Obscure pvc double glazed window to side, tiled walls and floor, suite comprising 'P'-shaped bath with shower over and glazed shower screen, wash hand basin with vanity unit below, low level wc, shelving to wall, mirrored wall cabinet, period style radiator, loft access, tiled walls and floor.

OUTSIDE: Paved patio areas to front and rear, with generous lawn, having borders with a variety of mature shrubs, bushes and trees, having a good degree of privacy, access to:

GARDEN ROOM: Double glazed windows to front and side, offering bar, gaming and entertaining area, two media walls, two electric heaters.



Council Tax Band: G



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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, 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.

