# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Spacious detached family residence
- Four well proportioned bedrooms, master with dressing area and en-suite
- Further well appointed family bathroom
- Impressive large open-plan lounge and dining room
- Separate conservatory providing additional living space
- Well-appointed kitchen/diner ideal for family living
- Garage incorporating useful utility facilities and guest wc
- Ideally positioned close to Mere Green and its excellent range of amenities
- Excellent road and rail links for commuters
- Superb family home offering generous and versatile accommodation





## *SLADE ROAD, FOUR OAKS, B75 5PG - OFFERS AROUND £625,000*

Acres are delighted to offer for sale this spacious and well proportioned detached family residence, ideally positioned along the highly sought-after Slade Road in Four Oaks. Offering generous and versatile accommodation perfectly suited to modern family living, the property is centred around an impressive open-plan lounge and dining room, providing a superb space for both everyday living and entertaining, complemented by a separate conservatory overlooking the rear garden. Further accommodation includes a well-appointed kitchen/diner, four excellent bedrooms and two bathrooms, together with useful guests wc and utility facilities incorporated within the garage. Ideally situated for the excellent amenities, shops, cafés, restaurants and bars available at nearby Mere Green, the property also benefits from convenient access to excellent road and rail commuting links, together with well regarded schooling, making this a superb family home.

Set on a service road with a grass verge and trees to fore, the property is set behind a multi-vehicle driveway with EV (Electric Vehicle) charging vehicle, access to the accommodation is gained via a solid front door into:

RECEPTION HALLWAY: Obscure window to front, useful storage cupboard, wood effect flooring, stairs off, doors to:

LOUNGE/DINING ROOM: 29'7" x 11'10" max / 8'8" min Being open plan offering pvc double glazed bay window to front, pvc double glazed French doors to rear, coal effect feature fireplace, wood effect flooring, two radiators. (Could be split into two separate rooms as preferred)

FITTED KITCHEN/DINING AREA: 18'7" max / 9'2" min x 14'6" max / 6' min Pvc double glazed window to rear, stainless steel sink/drainer unit set into quartz work surfaces, there is a range of matching units fitted to both base and wall level including drawers, pull out larder unit, integrated dishwasher, space for Range style cooker with extractor canopy over, space for American fridge/freezer, tiled flooring, radiator.

CONSERVATORY: 19' x 13' Pvc double glazed windows to side and rear, French doors to rear, wood effect flooring, radiator

GUESTS WC: Low level wc, wash hand basin, tiled splash backs, tile effect flooring, door to garage.

STAIRS TO SPLIT DIRECTIONAL LANDING: Doors to:

BEDROOM ONE: 23'3" x 11'1" Pvc double glazed window to front, one double and three single built-in wardrobes, power and space for projector unit, radiator.

DRESSING AREA: Leading to:
EN-SUITE: 19'1" x 6'4" Obscure pvc double glazed window to rear, corner enclosed shower with glazed shower screen, his & hers wash hand basins, feature tiled splash backs, tiled walls and flooring, radiator.

BEDROOM TWO: 16'9" x 10'11" max / 9'1" min Pvc double glazed bay window to rear, three double built-in wardrobes, matching dressing table and desk, radiator.

BEDROOM THREE: 12'9" x 10'6" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 7'7" x 7'7" Pvc double glazed window to front, radiator, wood effect flooring.

FAMILY BATHROOM: 8'5" x 8'4" Obscure pvc double glazed window to rear, matching suite comprising bath with shower over and glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled walls and flooring, radiator.

GARAGE: 16'3" x 11'3" Electric up and over door to front, stainless steel sink/drainer unit set into rolled edge work surfaces, fitted wall and base units, plumbing and space for washing machine and dryer, space for additional American style fridge/freezer, tiled flooring (Please check the suitability of this garage for any vehicle)

OUTSIDE: Paved patio area leading to lawn with borders having mature shrubs, bushes and trees, space for large timber shed.





















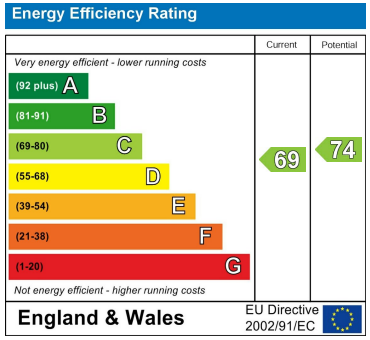
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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)

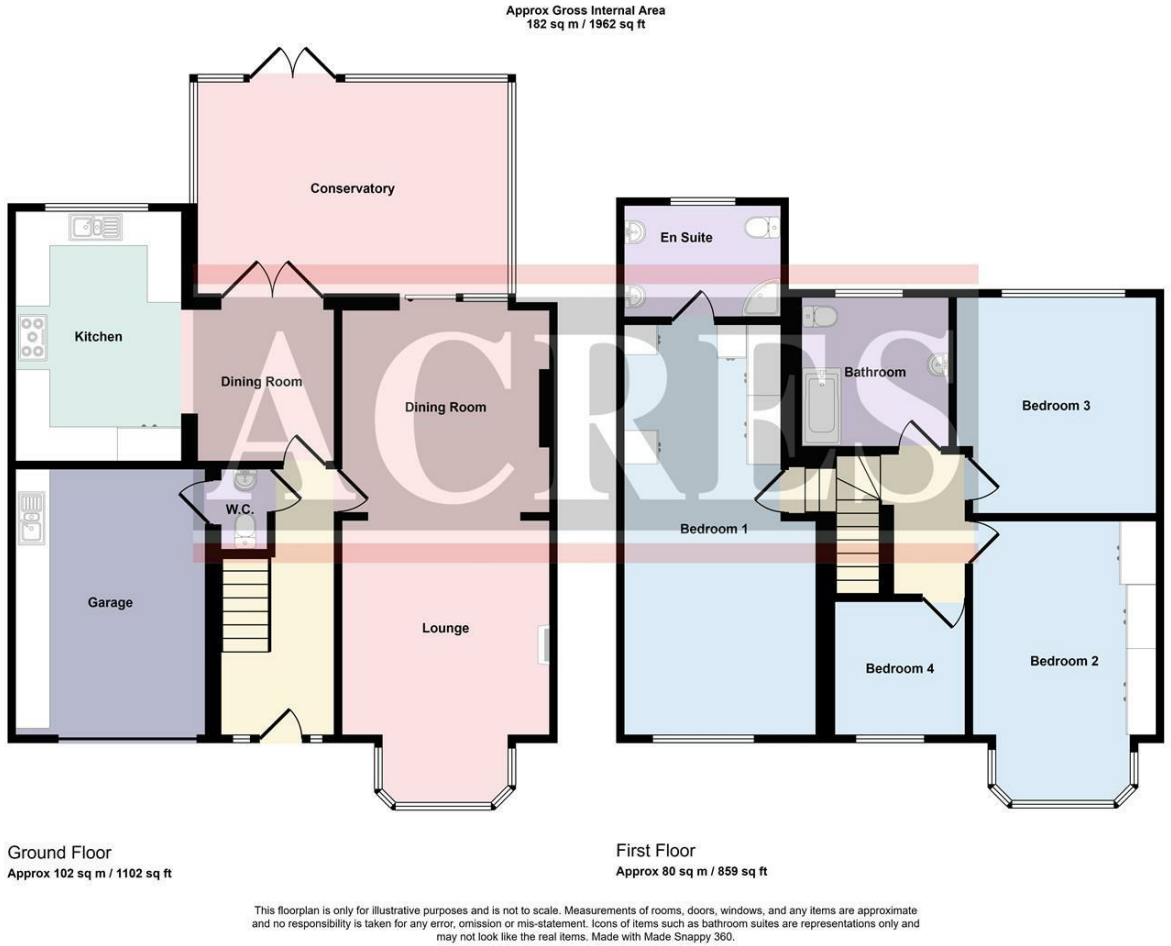
COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088










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.