

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Substantially extended & renovated detached family home
- Three generous double bedrooms
- Principal bedroom with en-suite shower room
- Well-appointed contemporary family bathroom
- Spacious family lounge & separate formal dining room
- Dedicated home office/study
- Stunning open-plan living kitchen diner
- Private rear garden with summer house
- Single garage & ample parking
- Excellent access to Mere Green amenities, local schools and transport links



LITTLE SUTTON ROAD, FOUR OAKS, B75 6PT - OFFERS AROUND £735,000

Occupying a sought after position on Little Sutton Road in the heart of Four Oaks, this substantially extended and beautifully renovated, detached family home offers an exceptional blend of spacious accommodation and modern family living. Finished to a high standard throughout, the property features a welcoming family lounge, separate dining room, dedicated study, and an impressive open-plan kitchen/diner forming the hub of the home. The first floor boasts three generous double bedrooms, including a principal bedroom with en-suite shower room, complemented by a well-appointed family bathroom. Outside, the property enjoys a private rear garden with a summer house, whilst further benefits include a single garage and ample parking. Ideally located close to the amenities of Mere Green, highly regarded schools and excellent transport links, this outstanding home is perfectly suited to modern family life.

Set well back from the roadway behind a deep multi-vehicle driveway and fore garden having shrubs, bushes and trees, being well screened, access to the property is gained via a pvc double glazed door into:

PORCH: Pvc double glazed windows to front, tiled floor, solid wood front door opening to:

RECEPTION HALL: Amtico flooring, stairs off, under stairs storage cupboard, doors to:

GUESTS WC: Obscure glazed window to front, low level wc, wash hand basin with vanity unit below, tiled walls, chrome ladder style radiator, solid oak flooring.

STUDY: 11'3" x 5'5" Obscure pvc double glazed window to side, solid oak flooring, modern vertical radiator, additional radiator.

LOUNGE: 16'9" max / 12'9" min x 11'3" Pvc double glazed bay window to front, coal effect feature fireplace with character stone hearth and mantle, solid oak flooring, radiator.

OPEN PLAN KITCHEN, DINING AND FAMILY AREA: 22'2" max / 12'3" min x 26'7" max / 14'2" min Two pvc double glazed bay windows to rear, French doors to rear, bespoke built-in storage bench to bay window, one and a half bowl sink/drain unit set into granite work surfaces, central breakfast bar/island unit with space for three stools and additional storage, there is a range of comprehensive fitted units to both base and wall level including drawers, inset oven and grill, five ring gas hob with extractor canopy over, integrated dishwasher and fridge, space for additional fridge/freezer, being open plan with Aga log burner with alcove for log store, Amtico flooring throughout, modern vertical radiator, additional radiator, archway to:

DINING AREA: 11'3" x 8'7" Obscure pvc double glazed window to side, solid oak flooring, modern vertical radiator.

STAIRS TO LANDING: Pvc double glazed window to front, doors to:

BEDROOM ONE: 15'6" x 12'9" max / 11'3" min Pvc double glazed bay window to front, Hammonds made to measure wardrobes, matching dressing table and space for bedside units, radiator, sliding door to:

EN-SUITE: Double walk-in shower cubicle with feature tiled splash backs and sliding glazed door, wash hand basin with built-in vanity unit below, built-in low level wc, tiled flooring, chrome ladder style radiator.

BEDROOM TWO: 13'4" max / 12'2" min x 11'4" Pvc double glazed window to rear, radiator.

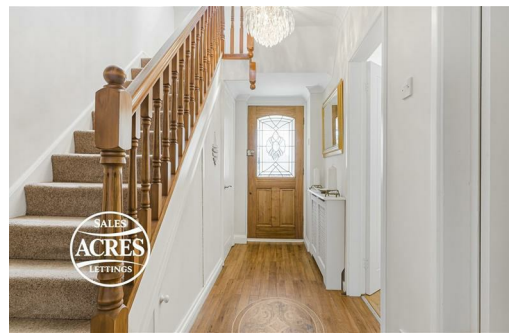
BEDROOM THREE: 15'7" x 8'9" Two pvc double glazed windows to rear, one double and one single built-in wardrobes and drawers, two radiators.

BATHROOM: 9'2" x 8'3" Obscure pvc double glazed window to front, freestanding bath, walk-in shower having glazed shower screen, feature tiled splash backs, wash hand basin with vanity unit below, tiled walls and floor, chrome ladder style radiator

SEPARATE WC: Obscure pvc double glazed window to side, low level wc, part tiled walls, tiled floor.

GARAGE: 15'7" x 9'1" Double opening garage doors to front, plumbing for washing machine (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Private, mature, well maintained rear garden with borders to both sides, paved patio area with large lawn, further seating area to rear, summerhouse, space for sheds.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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)

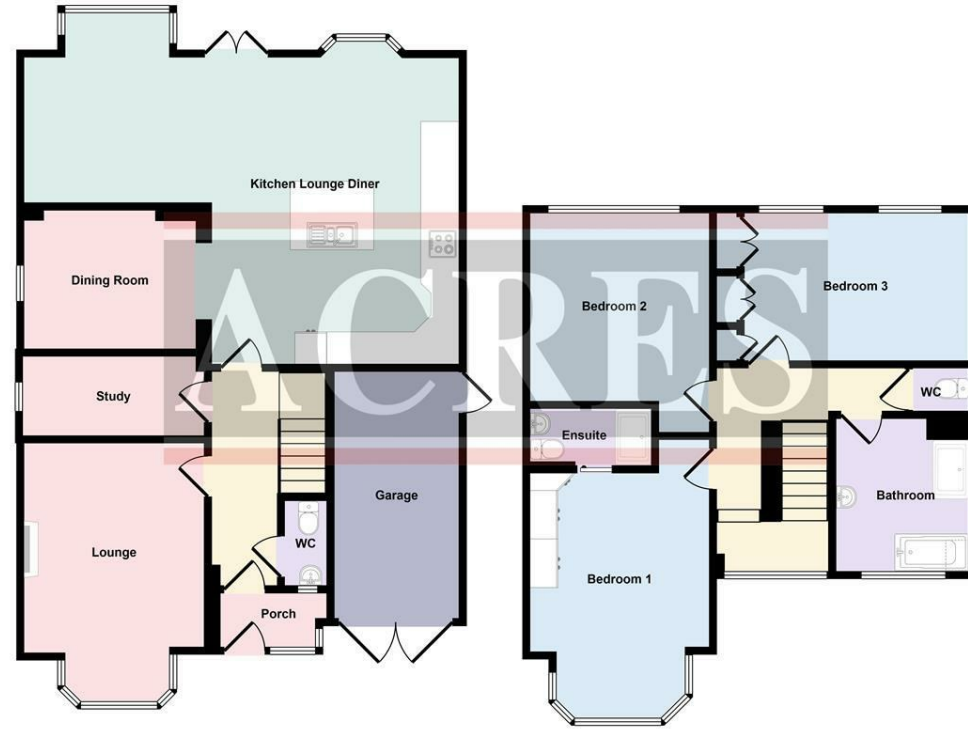
COUNCIL TAX BAND : E **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

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		
	70	79
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



Approx Gross Internal Area
154 sq m / 1663 sq ft



Ground Floor
Approx 93 sq m / 999 sq ft

First Floor
Approx 62 sq m / 664 sq ft

Denotes head height below 1.5m

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.

