



*38 BENNETT ROAD, FOUR OAKS, B74 4TH*



## OFFERS AROUND - £1,100,000

This imposing, spacious, well presented and much improved, freehold detached family home is set just a short stroll from Sutton Park on a generous, wide mature plot. This enlarged, thoughtfully designed family home is complemented by gas central heating and PVC double glazing (both where specified). Served within the area by well regarded schooling and set only a few hundred metres from shopping facilities at the Crown, the property is similarly placed for both local bus services and the Cross City rail line.

Briefly comprising, enclosed porch, welcoming reception hall, guests cloakroom/w.c., spacious lounge with deep inglenook fireplace, rear conservatory, dining room, snug/dayroom opening to fitted breakfast kitchen, four bedrooms, the master having wardrobes and en-suite shower room, family bathroom, both with white suite, and large single garage. All of which to fully appreciate, we highly recommend an internal inspection.

Having lawned fore and side garden, there is a rustic style block paved in/out driveway, giving access to:

**FULLY ENCLOSED PORCH:** PVC double glazed windows to front and side, timber stained door with bullseye inset opens to:

**RECEPTION HALL:** Double radiator, exposed parquet oak block floor.

**GUEST CLOAKROOM/WC:** PVC double glazed obscure window to rear, matching renewed white suite comprising low flushing w.c., bowl wash hand basin set onto a marble style top with matching splashbacks, radiator, wood laminate flooring.

**ATTRACTIVE LOUNGE:** 17'6" x 14'10 max x 10'9" min PVC double glazed window to front, deep inglenook fireplace having windows to either side and central coal effect, living flame gas fire set on a marble hearth having matching recess, fire surround, radiator, bi-fold doors open to:







**REAR CONSERVATORY:** 14'1" x 11'0" PVC double glazed windows to side and rear with double glazed, double French doors to garden, double radiator.

**DINING ROOM:** 12' x 10'0" PVC double glazed window to front, radiator with cover, oak block parquet floor.

**SNUG/DAYROOM:** 11'6" x 10'0" PVC double glazed window to rear, radiator, tiled floor with underfloor heating, being open plan to:

**COMPREHENSIVELY FITTED SUBSTANTIAL BREAKFAST KITCHEN:** 34'9" x 11' Pvc double glazed window to front, one and a half bowl sink unit set into sweeping granite work surfaces with matching upstands, there is a co-ordinating central island unit with further inset sink and integrated dishwasher, an extensive range of contemporary handleless fitted units are provided to both base and wall level including pan drawer units together with units to the central island, elevated integrated oven having side microwave, fitted gas hob having extractor canopy above, space for American style fridge freezer, tiled floor with underfloor heating, breakfast area set to the rear having bi-fold double glazed doors opening to garden.

**RETURN STAIRS TO LANDING:** PVC double glazed window to rear, double airing cupboard.

**BEDROOM ONE:** 17'6" x 10'7" PVC double glazed windows to front and rear, double radiator.

**EN-SUITE SHOWER ROOM:** 8'0" x 8'0" PVC double glazed, obscure window to front, matching white suite comprising deep shower cubicle having side glazed splash screen, wide marble styled wall hung vanity wash hand basin, low flushing w.c., chrome ladder style radiator, feature tiling to walls and floor.



**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.









**BEDROOM TWO:** 16'11" x 11'4" PVC double glazed window to rear, double radiator, two double wardrobes and wood flooring.

**BEDROOM THREE:** 12'1" x 11'2" PVC double glazed window to front, radiator, deep double built-in wardrobe, wood flooring.

**BEDROOM FOUR:** 11'9" max x 10'0" PVC double glazed window to front, double radiator.

**FAMILY SHOWER ROOM:** 9'7" x 7'10" PVC double glazed obscure window to rear, matching white suite comprising deep shower cubicle with glazed splash screen, marble styled wide wall hung wash hand basin, low flushing w.c., feature ladder style radiator, contemporary tiling to walls and floor.

**OUTSIDE:** Paved patio area to a delightful, substantial lawned rear garden having shaped borders with an abundance of mature shrubs, bushes and trees additionally providing privacy, barbecue area and shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		







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, 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.

