

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three good bedrooms
- Master having built-in wardrobes & a well appointed en-suite shower room
- Well appointed family bathroom
- Spacious lounge
- Play room/den
- Large rear conservatory
- Breakfast room a& comprehensively fitted kitchen
- Guests wc & utility room
- Planning permission granted for front, side and rear extension
- Central, cul-de-sac location



DAWNEY DRIVE, FOUR OAKS, B75 5JA - OFFERS AROUND £550,000

This delightful, superbly presented and much improved, deceptively spacious, detached Freehold family home is set in a prime central cul-de-sac location. Set within short walking distance of the Cross City rail line at Butlers Lane Station as well as local buses, Four Oaks offers well regarded, sought after schooling for all ages. The property is complemented further by the provision of gas central heating and pvc double glazing (both where specified) and has the added benefit of having planning permission granted for a two storey front, side and rear extension (plans available on request). Briefly comprising fully enclosed porch, deep reception hall with guests' cloakroom/wc off, attractive L shaped lounge, large rear conservatory, play room/den, comprehensively refitted kitchen having a range of integrated appliances in turn having utility room off. To the first floor there are three good bedrooms, the master having refitted en-suite shower room; additionally there is a delightful well appointed bathroom. To fully appreciate the property on offer, its true proportions, significant improvements and delightful presentation, we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular block paved driveway, access is gained to the accommodation via a multi locking front door having double glazed insets opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, obscure glazed door opens to:

DEEP WELCOMING RECEPTION HALL: Obscure pvc double glazed window to side, radiator, under stairs storage cupboard.

GUESTS' CLOAKROOM/WC: Pvc double glazed window to side, matching white suite comprising low flushing wc, wash hand basin, radiator.

L SHAPED LOUNGE: 18'1" max/10'6" x 9' min x 17'6" max/9'2" min: Pvc double glazed window to front, double and single radiators, double glazed patio doors to:

REAR CONSERVATORY: 11'6" x 10': Pvc double glazed windows to side and rear, double radiator.

PLAY ROOM/DEN: 13'3" x 7'5": Pvc double glazed window to side, double radiator, wood laminate flooring.

BREAKFAST AREA: 14'10" x 8'1": Pvc double glazed double French doors to rear garden, door to conservatory, space for table, radiator, being L shaped and open plan to:

FITTED KITCHEN: 21'2" (including breakfast area) x 7'8": Pvc double glazed window to side, one and a half bowl sink unit set into sweeping granite work surfaces with upstands, concealed down lighters and feature splash backs; there are a comprehensive range of fitted gloss fronted units to both base and wall level, concealed dishwasher, fridge and freezer, elevated electric oven having separate grill, fitted microwave and hob, LED lighting to floor level, double radiator, wood styled floor covering. **Store Area/Lobby:** 9'2" x 4'4": Pvc double glazed window to front, wall and base units matching to kitchen, work surfaces, wood style floor covering.

UTILITY ROOM: 5'10" x 4'6": Half pvc double glazed door to rear, wall and base units matching to kitchen, complementary work surfaces, recesses for washing machine and dryer, wood styled floor covering.

STAIRS TO LANDING:

BEDROOM ONE: 12' x 10'9": Pvc double glazed window to front, radiator, two double built in wardrobes.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising large shower cubicle, wall hung wash hand basin with base unit beneath, low flushing wc, contemporary chrome ladder style radiator, tiling to walls, wood style floor covering.

BEDROOM TWO: 12'6" x 9'3": Pvc double glazed window to front, radiator, built in storage cupboard.

BEDROOM THREE: 8' x 8': Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over and side splash screen, wall hung wash hand basin with double base unit beneath, further wall and base units, low flushing wc, tiled splash backs, contemporary chrome ladder style radiator, tiled style floor covering.

OUTSIDE: Wide paved patio area to a lawned rear garden flanked by borders having shrubs and bushes, laurel hedging, timber fencing.

STORE ROOM: 8' x 2'6": Accessed via garage styled doors to front.



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		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		



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.

