

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four bedrooms
- Master bedroom with en-suite shower room
- Well appointed main shower room
- Ground floor bathroom
- Dual aspect through lounge/dining room
- Extended breakfast kitchen
- Garage
- Home office/workshop in garden
- Mature rear garden
- Sought after location



**FOUR OAKS COMMON ROAD, FOUR OAKS, B74 4NN - PRICE GUIDE £500,000**

This deceptively spacious, imposing, semi-detached family home, has undergone alteration and enlargement to provide a substantial family home. Set in a prime location, just a short stroll from Sutton Park and having well regarded schooling close by, the property also benefits from having access to excellent public transport links including local bus services and the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises reception hallway, through lounge/dining room, extended breakfast kitchen and ground floor bathroom. To the first floor there are four bedrooms, the master with an en-suite, together with an additional family shower room. Externally there is a garage and mature garden with a home office/workshop to the rear, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway, the property is accessed via:

**PORCH:** Pvc double glazed window to side, multi-locking front door opening to:

**RECEPTION HALL:** Tiled flooring, under stairs storage cupboard, two radiators.

**GROUND FLOOR BATHROOM:** 7'7" x 7'3" Double shower cubicle, low level wc, wash hand basin, chrome ladder style radiator.

**LOUNGE/DINING AREA:** 29'6" x 10'9" Pvc double glazed bay window to front, pvc double glazed French doors to rear, two radiators.

**BREAKFAST KITCHEN:** 16'3" x 14'3" Pvc double glazed windows and door to rear, one and a half bowl stainless steel sink unit set into rolled edge work surfaces, complementary splash backs, there is a range of fitted units to both base and wall level including drawers, breakfast bar having space for four stools, media wall, space for large cooker with five ring gas hob above and extractor canopy over, plumbing for additional washing machine, integrated fridge and freezer, radiator.

**STAIRS TO LANDING:** Radiator, doors to:

**BEDROOM ONE:** 14'5" x 10'9" Pvc double glazed box window to rear, two double wardrobes with overhead storage space, radiator.

**EN-SUITE SHOWER ROOM:** Obscure pvc double glazed window to rear, suite comprising enclosed corner shower room, glazed sliding doors, low level wc, wash hand basin, chrome ladder style radiator, tiled walls and flooring.

**BEDROOM TWO:** 12'4" x 10'2" Pvc double glazed box window to front, two double built-in wardrobes with overhead storage and drawers, radiator.

**BEDROOM THREE:** 14'3" x 7'2" Pvc double glazed window to rear, two double built-in wardrobes with overhead storage, radiator.

**BEDROOM FOUR:** 13'8" x 7'3" Pvc double glazed window to front, two double built-in wardrobes with overhead storage, radiator.

**SHOWER ROOM:** 6'7" x 5'8" Large enclosed shower cubicle with jets and shower sprays, low level wc, wash hand basin with vanity unit below, chrome ladder style radiator, tiled walls and flooring.

**GARAGE:** 17'8" x 7'7" Up and over garage door to front, space and plumbing for washing machine and dryer, space for American style fridge/freezer (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area with access, large lawn shielded by a variety of mature shrubs and bushes, leading to:

**REAR GARDEN HOME OFFICE/WORKSHOP:** Having double glazed windows and door 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 :** D                      **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) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



Four Oaks Common Road, Sutton Coldfield, B74 4NL



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.