

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached family home
- Four bedrooms
- Well appointed family bathroom
- Lounge & dining room
- Fitted breakfast kitchen
- Rear conservatory
- Guests cloakroom/wc
- Garage
- Mature rear garden
- Set in a sought after, central location



***KENSINGTON DRIVE, FOUR OAKS, B74 4UD - OFFERS AROUND £515,000***

Being set in a most convenient and central location within walking distance of sought after and well regarded schooling for all ages, as well as public transport links via both bus and rail facilities. This well appointed and beautifully presented detached family home offers pvc double glazing and gas central heating (both where specified) and benefits from being recently externally rendered. Being set on a generous wide plot with block paved patio area to side and rear, together with a generous block paved driveway providing off road parking for several vehicles to fore. Briefly comprising reception hallway with guests' cloakroom/WC off, an attractive full width lounge with conservatory off and dining room. The property has a renewed fully fitted breakfast kitchen and to the first floor there are four bedrooms with a well appointed family bathroom. Externally there are landscaped gardens to fore and rear. To appreciate fully the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a generous, block paved driveway to front with lawn to side and mature hedges, access to the property is gained via:

**CANOPY PORCH:** Wall light point, a composite front door with glazed inset leads to:

**RECEPTION HALL:** Pvc double glazed obscure window to side, coving to ceiling with light point, wood effect oak flooring, door to:

**GUESTS' CLOAKROOM/WC:** Having obscure pvc double glazed window to front, central heating radiator, coving to ceiling with light point, white suite comprising a low level WC and pedestal wash hand basin, tiling to floor.

**DINING ROOM: 13'7" x 9'10":** Pvc double glazed obscure window to side, central heating radiator, coving to ceiling with light point, wood effect oak flooring, stairs leading to first floor accommodation and glazed door accessing:

**RENEWED FULLY FITTED BREAKFAST KITCHEN: 11'11" x 7'10":** Pvc double glazed window to side, being fitted with a renewed white high gloss range of wall, base and drawer units with co-ordinating dark grey granite work top and upstand, having a one and a half bowl inset stainless steel sink unit with chrome mixer tap above, white ceramic tiling to splash back areas and a comprehensive range of Seimens appliances including stainless steel oven and separate stainless steel microwave, concealed dishwasher, Seimens induction hob with stainless steel extractor canopy above, concealed fridge and separate freezer, having recessed spotlights to ceiling, tiling to floor. Door provides access to rear garden.

**LOUNGE: 18'2" x 11'10":** Double glazed patio doors leading to the conservatory, further pvc double glazed window to rear, central heating radiator, ceiling light point, coal effect feature fireplace.

**CONSERVATORY: 11'1" x 9'10":** Pvc double glazed windows to each elevation and double glazed French style doors open to patio area and rear garden, eco friendly blue roof.

**STAIRS TO FIRST FLOOR ACCOMMODATION:** Pvc double glazed window to side and useful airing cupboard. Access to a fully boarded loft with ladder and giving ample storage.

**BEDROOM ONE: 11'11" x 10'11":** Pvc double glazed leaded window overlooking front, central heating radiator, three fitted wardrobes with sliding doors.

**BEDROOM TWO: 12' x 9'9":** Pvc double glazed window to rear, central heating radiator, double fitted wardrobes with sliding mirrored doors.

**BEDROOM THREE: 12'1" x 7':** Pvc double glazed window to front, central heating radiator, double fitted wardrobe.

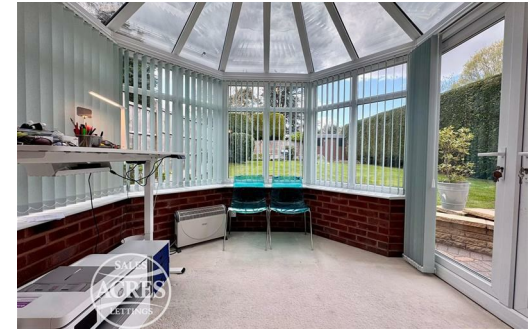
**BEDROOM FOUR: 8'9" x 8'2":** Pvc double glazed window to rear, central heating radiator, double fitted wardrobe with sliding mirrored doors.

**LOFT:** Accessed via a loft ladder, with flooring and storage.

**FAMILY BATHROOM:** Pvc double glazed obscure window to side, comprising white suite with 'P'-shaped bath having shower above and glazed splash screen, low level WC, wash hand basin set within a high gloss vanity unit, ceramic tiling to full height and floor, recessed spotlights to ceiling and heated towel rail.

**GARAGE: 16'9" x 12'2" max / 8' min (Please check the suitability of this garage for your own vehicle):** Electric remote controlled garage door, door to rear garden, plumbing for washing machine and space for dryer.

**OUTSIDE:** To the rear of the property is a block paved patio area, a good sized mature garden with well tended lawn and mature range of trees, shrubs and bushes, timber shed, having gated side access.



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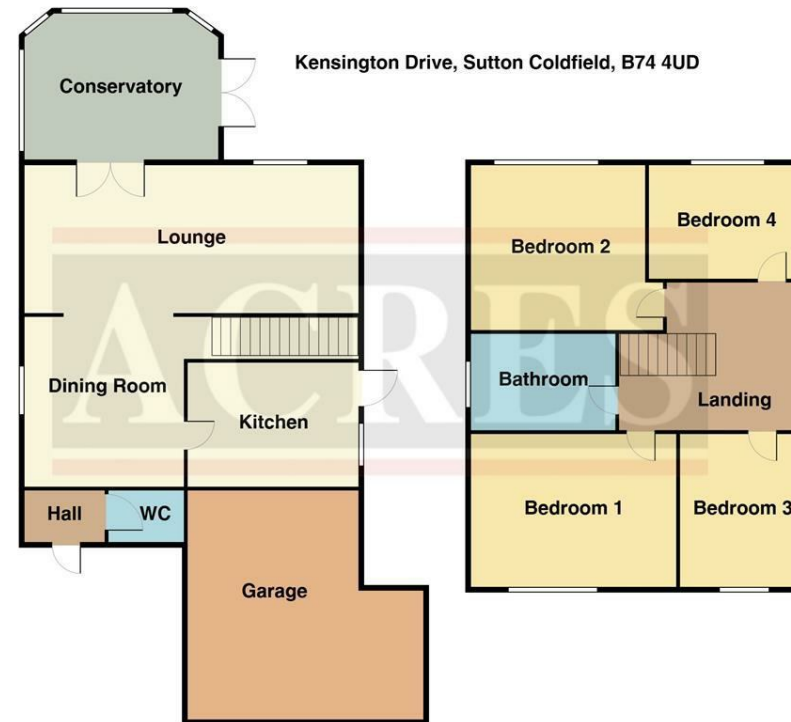


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.