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52 BENNETT ROAD, FOUR OAKS, B74 4TH

OFFERS AROUND - £930,000

A much improved, enlarged and spacious, Freehold detached family home, set in Bennett Road, one of the area's most well regarded and sought after locations, just a short stroll from Sutton Park, where you will find 2,400 acres of natural beauty, lakes, and delightful walks. The property is additionally ideally positioned for well regarded schooling for all ages, together with excellent public transport facilities, including access to the Cross City rail line and an array of shopping facilities available at 'The Crown' and within Streetly Village.

Set upon a generous, mature plot, the property benefits from PVC double glazing and gas central heating, together with underfloor heating to the kitchen and family areas, together with the added security of a 360° CCTV and security lighting. Entered via a deep, welcoming reception hall, there is a well appointed guests cloakroom/WC off, together with a substantial lounge, ideal for entertaining and cosy family nights in, featuring a wide bay window with shutters.

The true heart of the home is the comprehensively fitted breakfast kitchen, beautifully designed around a central island and incorporating a host of integrated appliances. This impressive space flows seamlessly into a dining area and further into a delightful, substantial day room, creating a superb open plan living environment ideally suited to modern family living, both featuring bi-fold doors to the rear. A separate utility room adds further practicality. To the first floor, the standout feature is the exceptional master bedroom suite, offering a walk-in dressing area, a well appointed en-suite shower room and an enclosed balcony enjoying panoramic views over the rear garden—providing a private and tranquil retreat. There are three further generous bedrooms, all served by a well appointed family bathroom featuring a freestanding bath and period style suite.

The property offers a large garage and a generous rear garden, within which you will find a double glazed home office or den, ideal for those working from home. Viewing is highly recommended to fully appreciate the accommodation on offer.

Set back from the roadway behind a multi vehicular block paved driveway, access is gained to the accommodation via an oak door opening to:

LARGE ENCLOSED PORCH: Double glazed windows to front and side, tiled floor, oak front door with glazed inset opens to:



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WELCOMING RECEPTION HALL: 16'9" x 8': Windows to front, radiator, NEST thermostat, oak floor.

GUESTS' CLOAKROOM / WC: Low flushing white wc, matching wash hand basin, display/ storage recess, oak floor.

ATTRACTIVE LOUNGE: 23'9" max / 20'9" min x 12': Pvc double glazed bay window to front with fitted shutters, fireplace surround with slate hearth, radiator, oak floor.

OPEN PLAN DINING AREA: 17' x 8'10" (excluding kitchen): Tall double glazed window to side, space for table or sofa, tiled floor with under floor heating and NEST thermostat, opening to:

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: (26'1" including dining area) / 16'6" x 17'7": Full height and width double glazed bi-fold doors to rear garden with further bi-fold doors to side, substantial central island unit with white granite work surfaces and a range of high gloss handleless fitted units including concealed dishwasher, inset one and a half bowl sink unit with mixer tap/hot water boiling tap and four space, fitted oak breakfast bar, having double glazed skylight above; there is a further range of co-ordinating units to both base and wall level with feature rustic brick wall, fitted extractor canopy, space for American style fridge/freezer, tiled floor with under floor heating, being open plan to:

FAMILY / DINING ROOM: 12'7" x 11'10": Double glazed bi-fold doors to rear, tiled floor with under floor heating.

UTILITY ROOM / SIDE PASSAGEWAY: 19'9" x 4' / Laundry Area being 8'3" x 6'4": Half pvc double glazed door to rear, oak door to front, door to garage, fitted Belfast sink unit having side oak drainer, further work top, integrated fridge/freezer, recesses for washing machine and dryer, wall and base units, tiled floor.

RETURN STAIRS TO LANDING: 15'6" max / 12'6" min x 10'10" max / 6'9" min

MASTER BEDROOM: 12'6" x 12': Pvc double glazed windows with central double glazed double French doors to rear, tall feature radiator, two double fitted wardrobes, oak floor.

ENCLOSED REAR BALCONY: 13'7" x 7'10": Having elevated tree lined aspect.



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.





DRESSING / WARDROBE AREA: 8' x 6'1" Pvc double glazed window to rear, period style radiator, fitted hanging rail and shelving.

EN-SUITE SHOWER ROOM: Pvc double glazed window to rear, his and hers wall mounted wash hand basins with base units beneath, further matching white suite comprising low flushing wc, large walk-in shower area with floor drain having tiling, rainfall shower together with waterfall fixed head, tiled 'bench' and recessed storage niches, tiled floor with under floor heating

BEDROOM TWO: 16'2" max / 12'9" min x 12': Pvc double glazed bay window to front, radiator.

BEDROOM THREE: 12'4" x 9'2": Pvc double glazed window to front, radiator.

BEDROOM FOUR: 9'5" max / 8'6" min x 8'2": Pvc double glazed window to front, radiator.

FAMILY BATHROOM: Pvc double glazed window to rear, matching well appointed white suite comprising free standing bath having mixer shower unit, wall hung wash hand basin with base unit beneath, high level Burlington cistern, enclosed shower cubicle with glazed splash screens and tiled splash backs, tall feature radiator, tiling to walls and floor.

GARAGE: 16'7" x 8'8" (Please check the suitability of this garage for your own vehicle): Double glazed Velux window, tall feature radiator, storage cupboard, door to side passage.

OUTSIDE: Patio area to a lawned rear garden with further rear patio area, tree lined aspect, a variety of shrubs and bushes, timber fencing and central lawn, large garden shed.

GARDEN ROOM: 12'6" x 9' Patio doors to garden, double glazed windows to side and rear, tiled floor, power points.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: F



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Bennett Road, Four Oaks



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, 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.