

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Two double bedrooms
- ◆ En-suite shower room
- ◆ Well appointed white bathroom
- ◆ Spacious through lounge/dining room
- ◆ Garden room/conservatory
- ◆ Fitted breakfast kitchen
- ◆ Utility room
- ◆ Large garage
- ◆ Delightful, landscaped, southerly rear garden
- ◆ Sought after location, close to Sutton Park



4 WATERS DRIVE, FOUR OAKS, B74 4TQ - OFFERS OVER £665,000

Set in an enviable, well regarded location, just a short stroll from Sutton Park, the property is similarly placed for a range of shopping facilities at 'The Crown', as well as public transport links including a local bus service. Set upon a mature, generous private plot, being of an approximate southerly elevation, the property is further complemented by its deceptively spacious proportions and of course offers gas central heating and pvc double glazing (both where specified). The property has a generous loft area which provides the scope, as per many properties within Waters Drive/Bennett Road, to be converted to provide further, substantial bedrooms/en-suite accommodation. Set amidst properties of a similar style and calibre, to fully appreciate the property on offer, together with its further potential, we highly recommend an internal inspection. Briefly comprising deep, welcoming reception hall, spacious lounge/dining room, deep garden room/conservatory, fitted breakfast kitchen with appliances, inner hallway accessing two double bedrooms and en-suite shower room, additionally there is a well appointed family bathroom having feature, freestanding, claw footed bath. Set to the side is a large utility room, together with generous, single car garage and to the rear a mature garden having garden room.

Set back from the roadway behind a tarmac in and out driveway having central bed with an abundance of shrubs and bushes, access is gained to the property via a part double glazed door opening to:

DEEP WELCOMING RECEPTION HALL: 18'8" x 9'2" max / 7' min Pvc double glazed windows to front, radiator with cover, inner hallway off.

IMPOSING, SPACIOUS LOUNGE/DINING ROOM: 26'3" x 13'3" Pvc double glazed windows to side and rear with double glazed double French doors to garden, two double radiators, further glazed double doors to garden room.

GARDEN ROOM/CONSERVATORY: 20'7" x 5'7" Pvc double glazed windows to side and rear with double glazed double French doors to patio, double radiator, wood laminate flooring, further double glazed French door to covered walkway.

FITTED BREAKFAST KITCHEN: 13'6" x 10'4" Pvc double glazed bow window to front, one and a half bowl sink unit set into sweeping rolled edge work surfaces having tiled splash backs, integrated stainless steel oven having separate grill, stainless steel gas hob with extractor canopy over, integrated fridge and dishwasher, double radiator, space for breakfast table, tiled floor.

INNER HALLWAY: Double glazed bow window to front, fireplace having marble hearth, recess and fire surround, retractable loft ladder gives access to a part boarded loft having double glazed window to rear and provides the scope (subject to any necessary planning permissions and/or building regulations), to be converted into further accommodation.

BEDROOM ONE: 13' x 11'6" Pvc double glazed window to rear, radiator with cover.

EN-SUITE SHOWER ROOM: Glazed roof light, matching white suite comprising enclosed shower cubicle with glazed splash screens, wash hand basin, low flushing wc, tiling to walls and floor, chrome ladder style radiator.

BEDROOM TWO: 13' max / 11' min x 12' Pvc double glazed bow window to front, radiator with cover, two double fitted wardrobes having two double storage cupboards above.

BATHROOM: Two pvc double glazed windows to rear, matching white suite comprising feature freestanding, roll top, claw footed bath, wide wall hung wash hand basin having double base unit beneath, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

UTILITY ROOM: 15'10" x 9' Pvc double glazed window and half glazed door to side, single drainer sink unit with base unit beneath, there is a further range of fitted units to both base and wall level, space for washing machine, dryer and fridge/freezer, double radiator, enclosed shower cubicle with glazed splash screens.

INNER HALLWAY: Door to side leading to covered walkway to the main property, window to rear, door to:

LARGE SINGLE GARAGE: 19' x 11'3" Having electric garage door **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area with small pond, having brick built store room and separate garden wc. There is an abundance of shrubs and bushes and a pathway leads to a lawned rear garden having further mature shrubs and bushes providing a high degree of privacy, garden being of an approximate southerly aspect.

GARDEN ROOM/POTENTIAL DEN: 18' x 8'10" Pvc double glazed double French doors and windows, internal light and power, additional block paved seating area.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

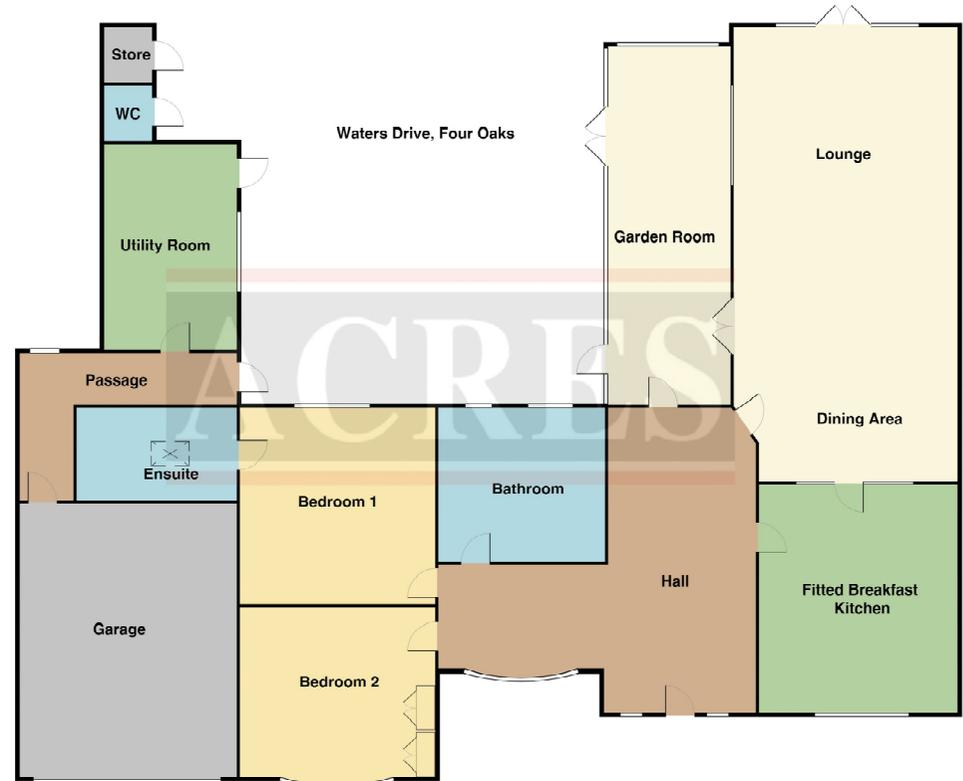
COUNCIL TAX BAND: F

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Bennett Road, in turn off Streetly Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.