

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Extended freehold detached
- ◆ Immaculate & beautifully maintained
- ◆ Three good bedrooms
- ◆ Extended main bedroom
- ◆ Well appointed shower room
- ◆ Attractive guests wc
- ◆ Spacious family lounge
- ◆ Separate dining room
- ◆ Impressive fitted kitchen
- ◆ Side garage
- ◆ Beautifully landscaped rear garden



THE ROOKERY, 2a WHITE FARM ROAD, FOUR OAKS, B74 4LG PRICE GUIDE — £495,000

This delightful, charming and extended detached property is conveniently located within walking distance of well regarded schooling and is similarly placed for access to the cross city rail line at Butlers Lane. The extremely well maintained and much improved family home offers renewed PVC double glazing and gas central heating (both where specified) and is further complemented by a beautifully landscaped rear garden and having had recently renewed doors. The property briefly comprises off road parking to fore, door to entrance hallway with guests' wc off, a bright and spacious immaculately presented lounge with bay window to fore and separate dining room to rear, together with a fantastic fitted breakfast kitchen. To the first floor there are three well proportioned bedrooms, the master being extended and having a range of fitted mirror fronted wardrobes, family shower room and delightful, well stocked, landscaped rear garden; having garage to side.

Set back from the roadway behind a block paved driveway providing off road parking and access to side garage, there is a lawned fore garden with fencing, leading to a front door with glazed panels gives access to:

WELCOMING AND SPACIOUS L SHAPED HALLWAY: With doors radiating to guests w.c., fitted breakfast kitchen, spacious family lounge and under stairs storage with stairs off, radiator.

GUESTS' WC: Double glazed obscure window to front, being fitted with a white suite comprising wall mounted hand wash basin, low level wc, chrome heated towel rail and tiling to both floor and wall to mid height.

LOUNGE: 17'9" max/14'8" min x 11'8": Double glazed walk-in square bay window overlooking fore, benefiting from a fitted living flame gas fire set within a stone hearth and mantle, radiator, double doors opening to:

SEPARATE DINING ROOM: 10'10" x 8'8": Double glazed sliding patio doors overlooking and accessing rear garden, radiator.

FITTED BREAKFAST KITCHEN: 12'1" x 8'6": Double glazed windows and door leading to rear; having a comprehensive range of beautiful wall, base and drawer units in a glorious sage finish, integrated 70/30 split fridge/freezer, edged work surface with recess for 'Rangemaster' oven with 5 ring gas hob above and extractor over, inset one and a half ceramic sink and drainer, tiled splashbacks, column radiator.

STAIRS ACCESSING FIRST FLOOR ACCOMMODATION: With window to front and loft access, doors off to:

BEDROOM ONE: 19'10" x 8'4": (Being extended) Double glazed window to rear, a vaulted ceiling with two Velux windows and a bespoke range of fitted wardrobes comprising sliding doors with mirrored panels, radiator.

BEDROOM TWO: 11'4" x 8'10": Double glazed window overlooking rear, radiator and useful walk-in wardrobe/store with shelving and rail.

BEDROOM THREE: 11'9" x 6'3": Double glazed window overlooking front, having a range of full height mirror fronted wardrobes with sliding doors, radiator

FAMILY BATHROOM: Double glazed obscure window to rear, fitted white suite comprising low level w.c., vanity hand wash basin with mirror cupboard over, walk-in shower cubicle with glass screen to side and overhead water fall feature, chrome ladder style radiator, tiled splashbacks.

SIDE GARAGE: 16' x 8' (Please check the suitability of this garage for your own vehicle): Bi-fold garage door to fore with composite door to rear, access to washing machine and dryer.

OUTSIDE: To the rear of the property is a beautifully landscaped and maintained garden offering a good degree of privacy, having paved patio area providing ample space for garden furniture, with shaped lawn having well stocked borders with trees, shrubs and bushes, hedging to rear and benefiting from access to garage, kitchen, dining room and side.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE:

We have been informed by the vendors 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.

FIXTURES & FITTINGS:

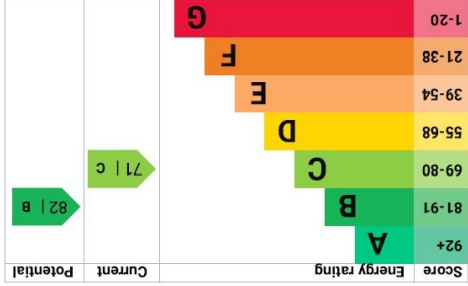
Fitted carpets are included within the sale.

VIEWING:

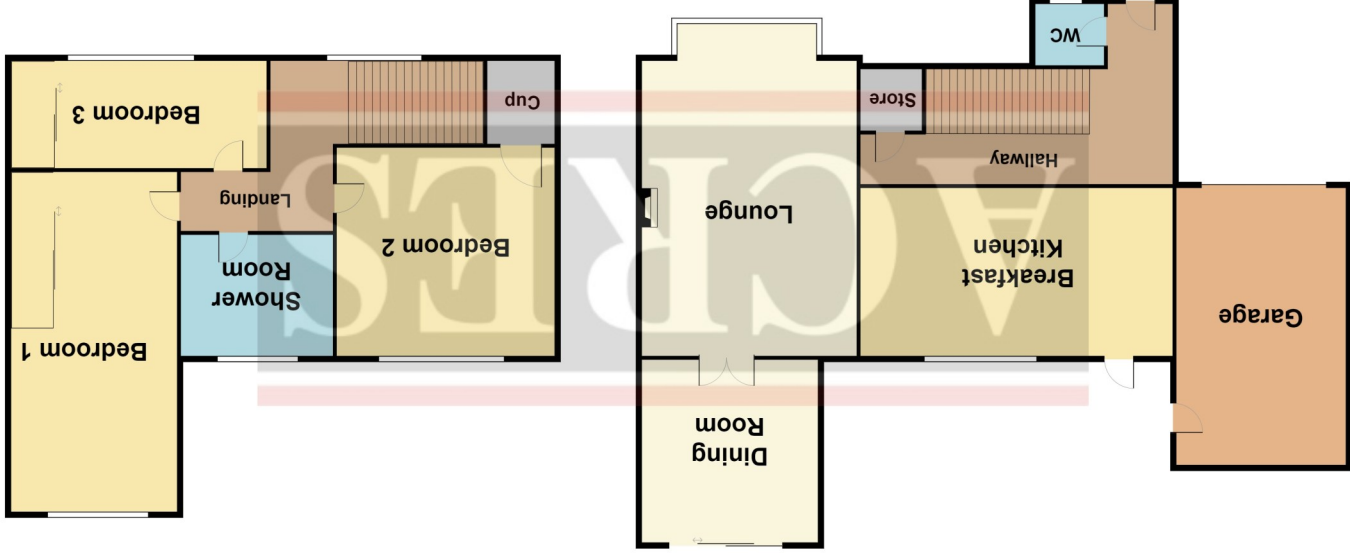
Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Clarence Road.



White Farm Road, Four Oaks, B74 4LG



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.

