

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four double bedrooms
- Well appointed family bathroom
- Spacious lounge with dining area
- Fitted kitchen
- Guests wc & utility
- Garage
- Private rear garden
- Set in a centrally located cul-de-sac



CHELSEA DRIVE, FOUR OAKS, B74 4UG - OFFERS AROUND £525,000

This much improved, well presented, detached family home, is set in a centrally located cul-de-sac, within a few hundred metres of well regarded schooling. Having excellent public transport links including access to the Cross City rail line, the area also offers an array of shopping facilities on Clarence Road, 'The Crown' and Mere Green. Furthermore the property is set just a short stroll from a local nature reserve and Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified) and briefly comprises porch, reception hall, guest wc, spacious lounge with dining area, fitted breakfast kitchen, four double bedrooms, two having fitted wardrobes and a well appointed family bathroom. Additionally the property offers a garage and a private rear garden, with potential for alteration (subject permissions and regulations), all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the property is gained via:

PORCH: Pvc double glazed windows to front and side, tiled floor, opening to:

RECEPTION HALL: Obscure glazed window and door to front, tiled flooring, radiator with contemporary cover, under stairs storage, stairs off, doors to:

GUESTS WC: Pvc double glazed window to side, low level wc, wash hand basin with vanity unit below, part tiled walls, tiled display shelf, ladder style radiator.

LOUNGE/DINING AREA: 26'6" max / 12' min x 13'1" max / 9'11" min Pvc double glazed bay windows to front and rear, coal effect feature fireplace with marble hearth and mantle, tiled flooring, two radiators, space for table and chairs.

BREAKFAST KITCHEN: 12'1" x 11'6" Pvc double glazed window to rear, pvc double glazed door to side, one and a half bowl stainless steel sink unit set into rolled edge work surfaces, there is a range of matching units to both base and wall level including drawers, integrated dishwasher, microwave, fridge/freezer, wine fridge, space for Range style cooker, tiled flooring, space for breakfast table, modern vertical radiator.

UTILITY/LEAN TO: Glazed window to front and rear, glazed door to side, work surface, plumbing and space for washing machine, tiled flooring.

STAIRS TO LANDING: Useful storage cupboard.

BEDROOM ONE: 15'10" x 10' Pvc double glazed bay window to front, two double built-in wardrobes, space for additional wardrobes, wood effect flooring, radiator.

BEDROOM TWO: 13'3" x 9'2" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 11'5" x 9'1" Pvc double glazed bay window to front, double built-in wardrobe, wood effect flooring, radiator.

BEDROOM FOUR: 11'5" x 8'6" Pvc double glazed bay window to rear, wood effect flooring, radiator.

FAMILY BATHROOM: 8'8" x 6' min x 6'10" Obscure pvc double glazed window to side, white suite comprising freestanding bath with shower spray, low level wc, wash hand basin, part tiled walls, tiled display shelf, tiled flooring, chrome ladder style radiator.

GARAGE: 17'6" x 8'10" Up and over garage door, two double doors to side, shelving to wall (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Mature, private rear garden with steps leading to a lawned area, shielded by a variety of shrubs, bushes and trees, borders 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 : E

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Chelsea Drive, Sutton Coldfield, B74 4UG



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.