

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four double bedrooms
- Master with en-suite shower room
- Attractive through lounge
- Study/snug
- Open plan kitchen/diner
- Utility & guests wc
- Garage styled store room
- Mature, landscaped rear garden
- Much improved & enlarged
- Set in a sought after cul-de-sac location



**DEVEREUX ROAD, FOUR OAKS, B75 6TQ - OFFERS OVER £525,000**

This delightful, highly deceptively spacious, enlarged and well presented, traditional style, freehold, semi-detached family home, truly requires an internal inspection to appreciate the improvements to the property. Set in a prime, central and sought after location, just a short stroll from well regarded schooling, the property is similarly placed for Four Oaks station, giving easy access to the Cross City rail line. Furthermore Mere Green offers a host of amenities and shopping facilities is positioned close by. Complemented by gas central heating and pvc double glazing (both where specified), this thoughtfully designed and well proportioned property briefly comprises reception hall with guests wc off, attractive through lounge, snug/study, enlarged open plan kitchen/diner with bi-fold doors to rear and utility off. To the first floor there are four good sized bedrooms, with the master having an en-suite shower room and a well appointed family bathroom. The property also benefits from a landscaped, private rear garden and a garage style store room.

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

**ENCLOSED PORCH:** Multi-locking door and pvc double glazed windows, tiled floor, opening to:

**RECEPTION HALL:** Obscure glazed windows and door, tiled floor, stairs off, radiator, door to:

**GUESTS WC:** Obscure glazed window to front, low level wc, white brick tiled splash backs, wash hand basin with vanity unit below, tiled floor, wall mounted mirror and display unit, chrome ladder style radiator.

**ATTRACTIVE THROUGH LOUNGE:** 21' x 13'11" max Pvc double glazed bay window to front with fitted shutters, log burning stove with slate hearth and timber mantle, wood effect LVT flooring, glazed doors to study/snug, two radiators.

**STUDY/SNUG:** 11'5" x 8'8" Pvc double glazed windows and French doors to rear, full width cabinets and panelling, media wall, modern vertical radiator, wood effect LVT flooring.

**OPEN PLAN KITCHEN/DINER:** 22'2" max / 13'11" min x 17'9" max / 7'10" min Double glazed bi-fold doors to rear, roof lantern, central island unit with breakfast bar having space for three stools, inset one and a half bowl sink/drainers unit into quartz work surfaces, there is a range of matching high gloss fitted units to both base and wall level including drawers, complementary tiled splash backs, space for American style fridge/freezer, integrated Bosch oven/grill with induction hob over and extractor canopy above, integrated dishwasher and pull out waste disposal, space for dining table and chairs, Amtico flooring, two modern vertical radiators.

**UTILITY:** Obscure pvc double glazed door to side, stainless steel sink/drainers unit set into box edged work surfaces, there is a range of further fitted units, tiled splash backs, plumbing for washing machine, space for tumble dryer, fitted wine fridge, Amtico flooring.

**STAIRS TO LANDING:** Pvc double glazed window to rear, USB plug sockets, loft access, doors to:

**BEDROOM ONE:** 17'4" x 14'6" max / 8'11" min Pvc double glazed windows to front and rear with fitted shutters, high ceiling with two Velux skylights having solar powered remote controlled blinds, radiator, a number of USB plug sockets, access to:

**EN-SUITE SHOWER ROOM:** Obscure pvc double glazed window to rear, modern white suite comprising enclosed shower cubicle, wash hand basin with vanity unit below, wall mounted sensor mirror, low level wc, teal brick splash back and marble effect tiled flooring, chrome ladder style radiator.

**BEDROOM TWO:** 13'1" x 10'11" Pvc double glazed window to front with fitted shutters, radiator.

**BEDROOM THREE:** 11'7" x 9'7" Pvc double glazed window to rear, radiator.

**BEDROOM FOUR:** 8'11" x 8'1" Pvc double glazed window to front with fitted shutters, two useful storage cupboards, radiator.

**BATHROOM:** 8'8" x 7'1" Skylight, white suite comprising 'P'-shaped bath with double overhead shower and glazed shower screen, white brick tiled splash backs, wash hand basin with vanity unit below, feature wall, low level wc, tiled flooring, chrome ladder style radiator.

**GARAGE STYLED STORE ROOM:** 9'4" x 6'6" Storage space with up and over garage door to front.

**OUTSIDE:** Decked area leading to a landscaped garden with lawn having borders with mature shrubs, bushes and trees.

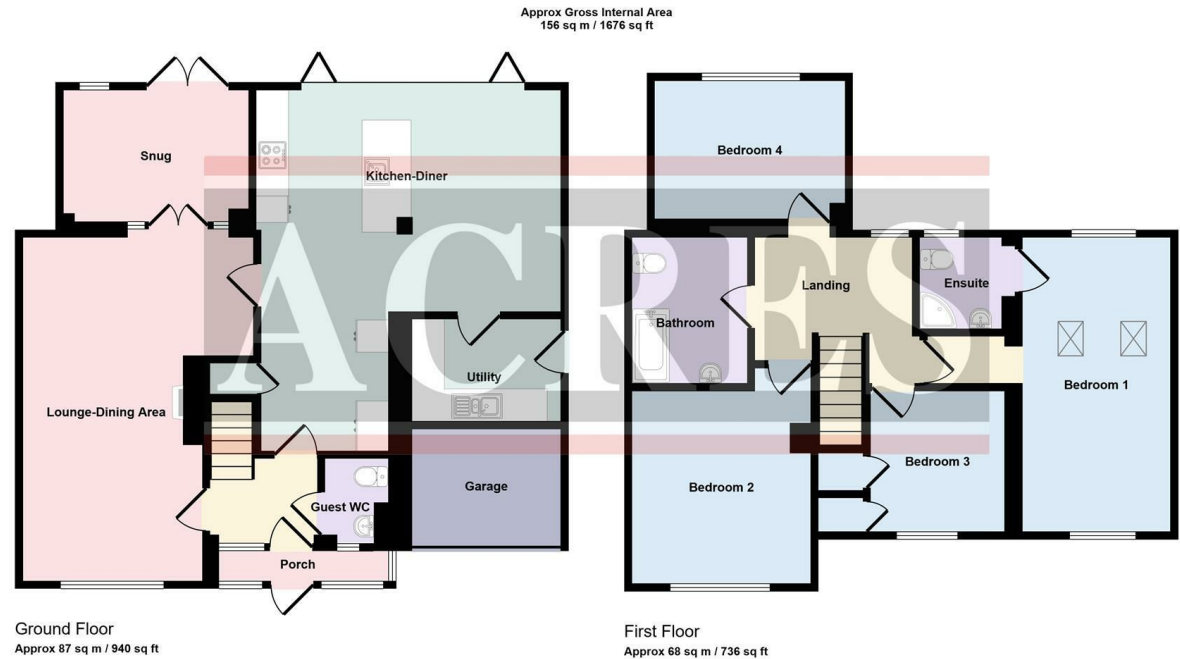


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **COUNCIL :** Birmingham

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

