

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three well proportioned bedrooms
- Large, well appointed family bathroom
- Additional modern shower room
- Spacious open-plan family kitchen / dining / living area
- Separate family lounge
- Utility area
- Good sized rear garden
- Sought after location
- Renovated & extended to a high standard throughout
- Close to Mere Green & Four Oaks train station



**ROUGHLEY DRIVE, FOUR OAKS, B75 6PW - OFFERS AROUND £480,000**

Situated on the ever popular Roughley Drive in Four Oaks, this superbly renovated and thoughtfully extended, semi-detached family home is finished to a high decorative standard throughout. The property has been enlarged to create an impressive open-plan family kitchen, dining and living space, ideal for modern family living and entertaining, while also benefiting from a separate family lounge. With three well-proportioned bedrooms, a generously sized and well-appointed family bathroom, additional shower room, and a practical utility area, the home offers both style and functionality. Externally, the property enjoys a good-sized rear garden and is ideally located close to Mere Green, highly regarded local schools, Four Oaks train station, and excellent commuting links.

Set back from the roadway behind a multi-vehicle tarmac driveway with borders to front and side, access to the property is gained via a pvc obscure double glazed door into:

**PORCH:** Pvc double glazed obscure windows to side, glazed double doors open to:

**RECEPTION HALL:** Under stairs storage cupboard, stairs off, modern vertical radiator, doors off to:

**LOUNGE:** 19'10" max / 11'4" min x 10'2" This open plan family room has been decorated and finished to a high standard having pvc double glazed window to front, fitted shutters, alcove for feature fireplace with slate effect hearth, modern vertical radiator, opens to:

**SUPERB OPEN PLAN KITCHEN/DINER COMBINING FAMILY AREA:** 18'8" max / 9'5" min x 16'1" max / 14'9" min Double glazed sliding doors and windows to rear, roof lantern, one and a half bowl sink/drain unit set into box edged quartz work surfaces, white brick tiled splash backs, there is a range of matching shaker style units fitted to both base and wall level including drawers, pull-out larder unit, inset oven/grill, four ring gas hob with extractor over, integrated fridge/freezer and dishwasher, central island unit with feature lighting, additional fitted units, pan drawers and breakfast bar having space for four stools, space for table and sofas, two modern vertical radiators, wood effect flooring.

**UTILITY AREA:** Stainless steel sink/drain unit set into box edged work surfaces, plumbing and space for washing machine, fitted wall units, marble effect tiled flooring, door into:

**GROUND FLOOR SHOWER ROOM:** Obscure pvc double glazed window to side, walk-in shower unit with tiled splash backs, wash hand basin with vanity unit below, low level wc, marble effect tiles, chrome ladder style radiator.

**STAIRS TO LANDING:** Obscure pvc double glazed window to side, doors to:

**BEDROOM ONE:** 11'18" max / 10'5" min x 11'1" Two pvc double glazed windows to front with fitted shutters, modern vertical radiator.

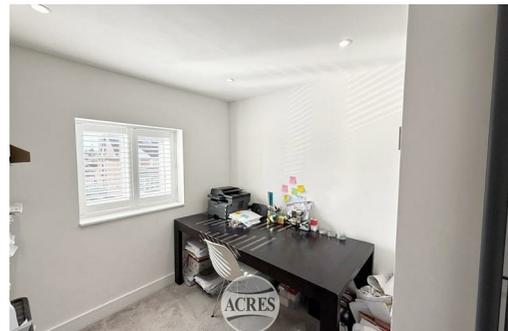
**BEDROOM TWO:** 11'7" x 11' Two pvc double glazed windows to rear with fitted shutters, modern vertical radiator.

**BEDROOM THREE:** 9'8" x 7'10" Pvc double glazed window to front with fitted shutters, modern vertical radiator.

**LARGE FAMILY BATHROOM:** 8'6" max / 7'6" min x 7'7" Obscure pvc double glazed window to rear, white suite comprising freestanding bath, large double walk-in shower unit with marble effect tiled splash backs and glazed shower screen, wash hand basin with vanity unit below, low level wc, marble effect tiled flooring, chrome ladder style radiator.

**GARAGE:** 20'4" x 7'11" Up and over garage door (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Sandstone paved patio area with walkway leading to a generous lawn, having border with a variety of 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 :**                      **COUNCIL :**

**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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</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 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.