

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached dormer bungalow
- Four bedrooms
- Ground floor shower room
- Well appointed family bathroom
- Large family lounge
- Open plan kitchen/diner
- Utility & guests wc
- Large garage
- Improved and enlarged
- Sought after location



***LITTLE SUTTON LANE, FOUR OAKS, B75 6PA - OFFERS AROUND £875,000***

Nestled in the highly sought after area of Four Oaks this deceptively spacious, four bedroomed, detached dormer bungalow is on Little Sutton Lane and offers an exceptional blend of modern living and convenience. The property is ideally located close to the vibrant Mere Green area and the bustling town of Sutton Coldfield, ensuring excellent access to amenities and schools. Transport links are superb with easy access to local bus routes and Four Oaks train station providing direct links to Birmingham and Lichfield. The bungalow features four generously sized bedrooms, a spacious family lounge and an open plan kitchen/diner that is perfect for entertaining. Additional highlights include a utility room, a guest w.c. and a large garage. The rear garden adds a peaceful outdoor retreat, and the entire property has been finished to a high standard making it a perfect family home. Set in council tax band F.

Set back from the roadway behind a multi-vehicle block paved driveway, the accommodation is accessed via:

**PORCH:** Pvc double glazed windows and door to front, tiled flooring, obscure glazed door into side utility, oak effect front door opening to:

**ENTRANCE HALL:** With glazed window and large under stairs storage, stairs off, oak flooring, radiator and doors leading to:

**OPEN PLAN BREAKFAST KITCHEN:** 20'01" x 12'06" Pvc double glazed window to front and pvc double glazed window to side, one and a half bowl stainless steel sink/drainage unit set into box edged work surfaces, there is a range of matching units fitted to both base and wall level with a variety of drawers, complimentary tiled splashbacks, pull out storage units, fitted Bosch oven and grill, four ring gas hob with extractor canopy over, integrated dishwasher, space for American style fridge/freezer, breakfast bar ideal for two/three stools with additional dining and seating area, oak flooring throughout, radiator, door to utility.

**UTILITY:** Obscured pvc double glazed door to porch with pvc double glazed window to rear, plumbing and space for washing machine, space for tumble dryer and tiled floor, radiator.

**GUEST WC:** Obscured pvc double glazed window to side, low level w.c., wash hand basin, tiled splashbacks, tiled floor and radiator.

**BEDROOM ONE:** 13'05" x 12'06" Two pvc double glazed windows to front, built-in wardrobes with glazed sliding doors, oak flooring and radiator.

**BEDROOM FOUR/OFFICE:** 12'04" x 11'09" Two pvc double glazed windows to rear with oak flooring and radiator.

**WELL APPOINTED SHOWER ROOM:** 7'09" x 6'08" This renewed shower room offers obscured pvc double glazed window to rear with modern suite comprising of walk-in shower with marble effect tiling to walls, tiled flooring, marble effect bowl sink with wall hung vanity unit below, low level w.c. and wall mounted heat sensor mirror with gold dusted ladder effect radiator.

**LOUNGE:** 20'11" x 19'01" max / 16'04" min Pvc double glazed French doors to rear with two double glazed pvc windows to side, this extended family room offers a log burner with space for living and dining area, offering space for bespoke TV/media wall display cabinet with oak flooring and radiator.

**STAIRS TO LANDING:**

**BEDROOM TWO:** 17' max / 15' min x 12'01 Pvc double glazed window to rear with five built-in wardrobes, storage in eaves, wood effect flooring and two radiators.

**BEDROOM THREE:** 16'03" x 12'03" Pvc double glazed windows to rear, two double and two single storage units with wood effect flooring and radiator.

**FAMILY BATHROOM:** 6'11" x 6'01" Obscured pvc double glazed window to rear with white suite comprising of 'P'- shaped bath with overhead shower, tiled splashbacks, wash hand basin and vanity unit below, low level w.c. with feature tiled walls and tiled flooring, gold dusted ladder effect radiator.

**GARAGE:** 16'03" x 16'03" (please check these measurements are suitable for your own vehicle) Up and over electric garage door with Alexa enabled control.

**GARDEN:** Offers a decking area for seating leading to paved patio area overlooking large lawned area which is surrounded by a variety of bushes, shrubs and trees, offering a second private garden to rear.



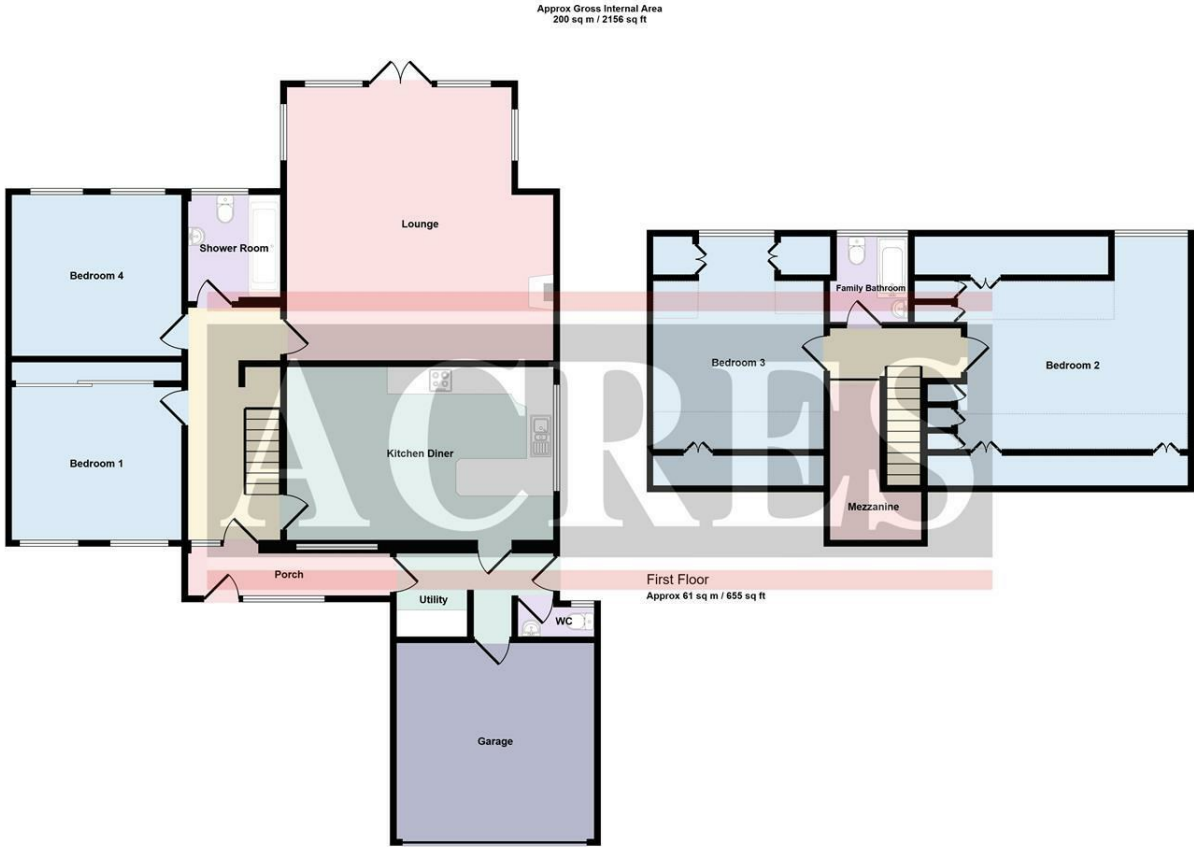
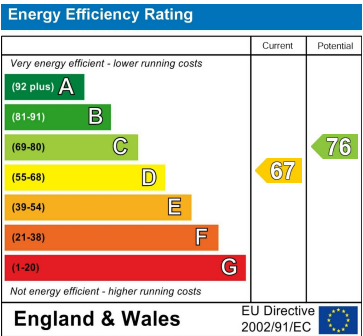




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Ground Floor  
Approx 139 sq m / 1501 sq ft

Denotes head height below 1.5m

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.