

19 OAKLANDS ROAD, FOUR OAKS, B74 2TB







Offers Around £1,175,000

Occupying a highly sought-after position on Oaklands Road in Four Oaks, this superbly presented and thoughtfully extended five-bedroom detached family home offers generous and versatile accommodation, finished to an exceptional standard throughout. The property boasts five well-proportioned bedrooms, two benefiting from en-suite facilities, together with a well-appointed family bathroom. To the ground floor, an extended family lounge is complemented by a separate sitting room, formal dining room and dedicated study/home office. At the heart of the home is an impressive open-plan breakfast kitchen/diner with an additional family sitting area, ideal for modern family living and entertaining. Further benefits include a utility room, garage and a beautifully maintained private rear garden, all combining to create an outstanding family home in one of Four Oaks' most desirable residential locations.

Set back from the roadway behind an in & out driveway, with decorative cast iron lamp post, cast iron gates, there is a central fore garden with hedging and further border with a variety of mature shrubs, bushes and trees, pathway leads to:

CANOPY PORCH: Multi-locking front door with obscure glazed inset opens through to:

RECEPTION HALL: American oak flooring, stairs off, radiator, doors to:

GUESTS WC: Obscure glazed window to rear, steps lead down to low level wc, wash hand basin with vanity unit below, useful storage cupboard, feature tiled flooring, chrome ladder style radiator.

STUDY: 7'4" x 6'8" Double glazed window to rear, wood effect flooring, radiator.

LOUNGE: 19'7" max / 11'3" min x 17'10" Double glazed box window to front, arched Inglenook style fireplace with central stove

The Property Ombudsman

74a Walsall Road, Four Oaks, Sutton Coldfield, West Midlands, B74 4QY
Tel: 0121 323 3088 Email: fouroaks@acres.co.uk


SALES
ACRES
LETTINGS

style fire and stone surround, radiator.

SUN ROOM: 14'1" x 13'6" max / 10'6" min Two Velux skylights, double glazed French doors to side and double glazed window to rear, tile effect flooring with under floor heating.

DINING ROOM: 15'4" x 11'5" Double glazed windows to front and side, traditional feature fireplace with tiled hearth, period style surround with slate tiled hearth and feature open fire grate, American oak flooring, radiator.

COMPREHENSIVE OPEN PLAN BREAKFAST KITCHEN: 26' x 11'1" max / 8'2" min Double glazed window to front, Belfast sink set into granite box edged work surfaces with upstands, brick tiled splash backs, there is a comprehensively fitted range of units to both base and wall level including drawers, breakfast bar with space for stools, space for Range style cooker with concealed extractor over, integrated microwave, space for dining table and chairs, Travertine stone tiled flooring with under floor heating.

FAMILY ROOM: 15'5" x 11'2" Double glazed French doors to side and rear, LVT wood effect flooring with under floor heating

UTILITY ROOM: Double glazed window to rear, stainless steel sink/drainer unit set into rolled edge work surfaces, white brick style tiled splash backs, plumbing and space for washing machine and dryer, fitted base units.

STAIRS TO LANDING: Large window to rear, two radiators, two radiators, useful storage cupboard, doors to:

BEDROOM ONE: 17'3" x 11'4" Double glazed windows to front and side with fitted shutters, two double fitted wardrobes, wood effect flooring, radiator, door to:

EN-SUITE: Obscure glazed window to front, bath having tiled surround, corner shower cubicle, his & hers wash hand basins set into a tiled ledge, low level wc, tiled flooring, wall mounted mirrored storage cupboard,







TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: G Council: Birmingham


SALES
ACRES
LETTINGS


SALES
ACRES
LETTINGS


SALES
ACRES
LETTINGS


SALES
ACRES
LETTINGS







chrome ladder style radiator.

BEDROOM TWO: 12'7" x 12'6" max / 11'11" min Double glazed window to front, two double built-in wardrobes, radiator.

BEDROOM THREE: 11'3" max / 7'5" min x 12'4" max / 9' min Double glazed window to rear, two double built-in wardrobes, alcove for seating/study area, radiator.

BEDROOM FOUR: 14'8" x 11'3" Double glazed window to front, radiator, door to:

EN-SUITE: Obscure glazed window to rear, white suite comprising corner shower unit with glazed shower screen, wash hand basin with vanity unit below, low level wc, part tiled walls, chrome ladder style radiator.

BEDROOM FIVE: 9'10" x 7'4" Double glazed window to rear, radiator.

FAMILY BATHROOM: 11' max / 7'11" min x 7'4" max / 4'4" min Two obscure double glazed windows to rear, matching suite comprising corner bath, separate corner shower cubicle with glazed shower screen, his & hers wash hand basins set into vanity units, built-in low level wc with storage/display ledge, wood effect flooring, chrome ladder style radiator.

GARAGE: 29'8" max / 21'4" min x 12'5" Electric garage door with fitted shelving, rear fitted work bench, solid door to rear (Please check the suitability of this garage for your own vehicle)

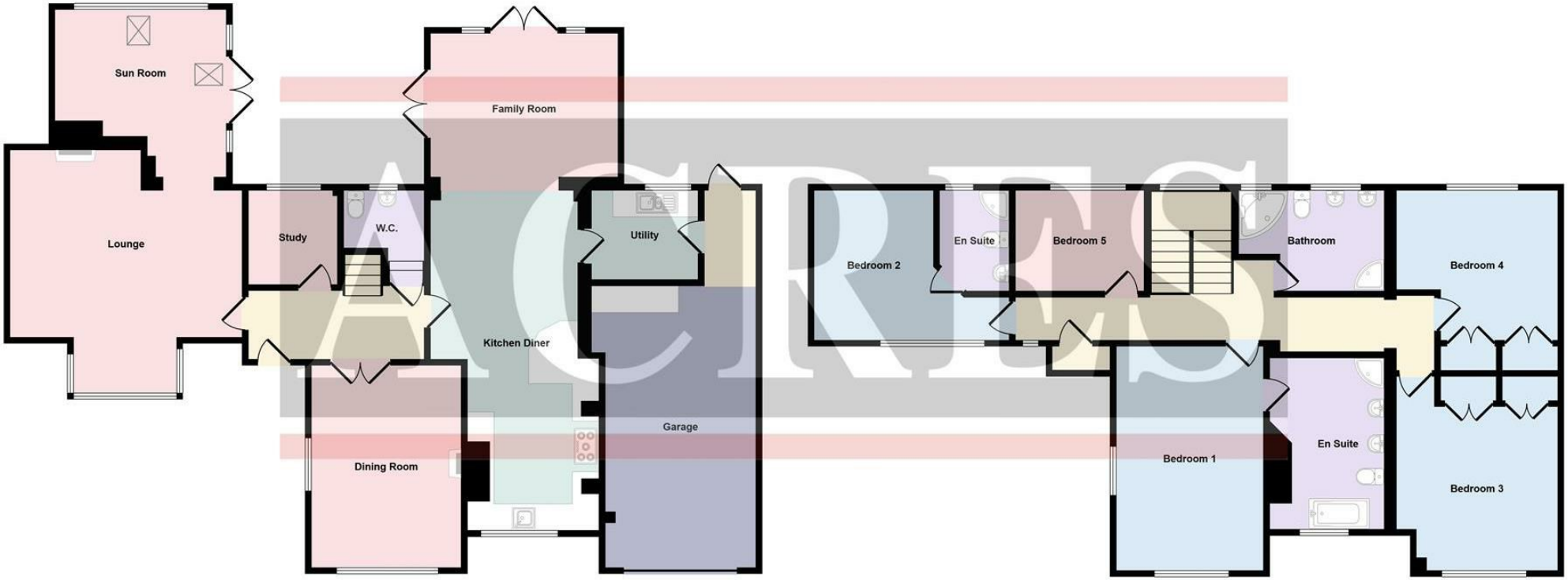
OUTSIDE: Delightful, mature rear garden with wide paved patio area with rear conifer hedging providing a good degree of privacy, central lawn, border to sides and rear with a variety of shrubs, bushes and trees, further paved area for seating or barbeque, timber fencing, space for shed/s

The Property Ombudsman

74a Walsall Road, Four Oaks, Sutton Coldfield, West Midlands, B74 4QY
Tel: 0121 323 3088 Email: fouroaks@acres.co.uk
www.acres.co.uk

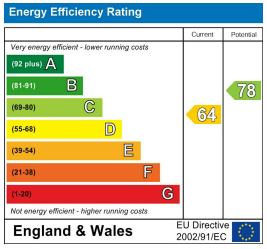

SALES
ACRES
LETTINGS

Approx Gross Internal Area
249 sq m / 2679 sq ft



Ground Floor
Approx 142 sq m / 1529 sq ft

First Floor
Approx 107 sq m / 1150 sq ft



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.