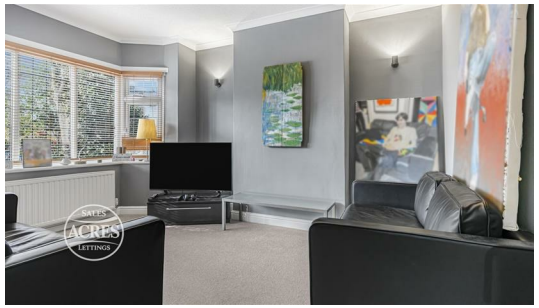
ACRES

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



- Four bedrooms
- En-suite shower room
- Family bathroom
- Outstanding, full width open plan family room
- Comprehensively fitted open plan breakfast kitchen
- Attractive lounge & separate dining room
- Guests wc
- Utility room with shower area
- Generous, mature and private rear garden
- Cannot complete prior to 1st of June





RUSSELL BANK ROAD, FOUR OAKS, B74 4RQ - OFFERS AROUND £660,000

This traditional, freehold semi-detached family home occupies a prime, sought after location, just a short stroll from Four Oaks Infant and Junior Schools, with excellent bus services, shopping facilities at 'The Crown' and Sutton Park all close by. Extended and considerably improved, the property offers delightful, contemporary accommodation complemented by gas central heating and PVC double glazing (both where specified). An enclosed porch opens to a welcoming reception hall with guest cloakroom/WC off, leading to a comfortable lounge and separate dining room. The undoubted heart of the home is the outstanding rear family room, featuring full height and full width double glazed patio doors which flood the accommodation with natural light, opening seamlessly into a beautifully appointed breakfast kitchen to create a superb space for family living and entertaining. A utility room with ground floor shower adds further practicality. To the first floor there are three bedrooms, the principal having fitted wardrobes and an en-suite shower room, together with a family bathroom. Stairs rise to a fourth bedroom on the second floor. Complemented by a garage-style store room and a substantial rear garden, this is a particularly appealing and spacious family home of which viewing is highly recommended.

Set back from the roadway behind a block paved, multi-vehicle driveway, a double glazed door opens to:

FULLY ENCLOSED PORCH: Part obscure double glazed feature front door, low level shoe storage, opens to:

WELCOMING RECEPTION HALL: Double glazed window to fore, period style radiator, contemporary panelling to stairs having concealed store, oak flooring.

GUESTS CLOAKROOM/WC: Matching white suite comprising low flushing wc, wash hand basin, oak flooring.

LOUNGE: 12'3" max / 10'3" min x 10'7" max / 9'4" min Pvc double glazed bay window to fore, radiator.

DINING ROOM: 12'8" max / 10'6" min x 9'8" Tall contemporary radiator, oak flooring opens to kitchen and:

DELIGHTFUL OPEN PLAN FAMILY / GARDEN ROOM: 21'10" x 12'4" Featuring double glazed full height and width patio doors bringing the feel of the real garden into this delightful open plan space with views accordingly, two further double glazed roof lanterns, two tall contemporary radiators, oak flooring, breakfast stool recesses, leads to:

OPEN PLAN FITTED KITCHEN: 10'9" x 9'6" Sweeping Corian work surfaces with upstands, inset moulded sink, concealed downlighters, there is a range of handleless contemporary fitted units to both base and wall level including drawers, elevated electric oven with separate grill/oven, flush fitting hob with extractor concealed canopy over, recess for American style fridge/freezer, oak flooring.

UTILITY ROOM: 9' x 5'2" Pvc double glazed window to side, there is a range of built-in wall and base units, rolled edge work surface with inset sink, recesses for washing machine and dishwasher, enclosed separate shower cubicle with glazed splash screen and tiled splash backs, ladder style radiator, door to side and store room.

STAIRS TO LANDING: Storage/linen cupboard, doors to:

BEDROOM ONE: 13'7" max / 10'7" min x 11'9" max / 9' min Pvc double glazed bay window and further double glazed window to fore with shutters, five single fitted wardrobes, storage/display shelving, radiator.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to fore, matching white suite comprising double walk-in shower area, wash hand basin, low level wc, tiled splash backs, built-in storage cupboards, LED halo mirror, radiator,

BEDROOM TWO: 13'9" x 10'6" max / 8'6" min Pvc double glazed window to rear, further double glazed window to side, radiator, double built-in wardrobe.

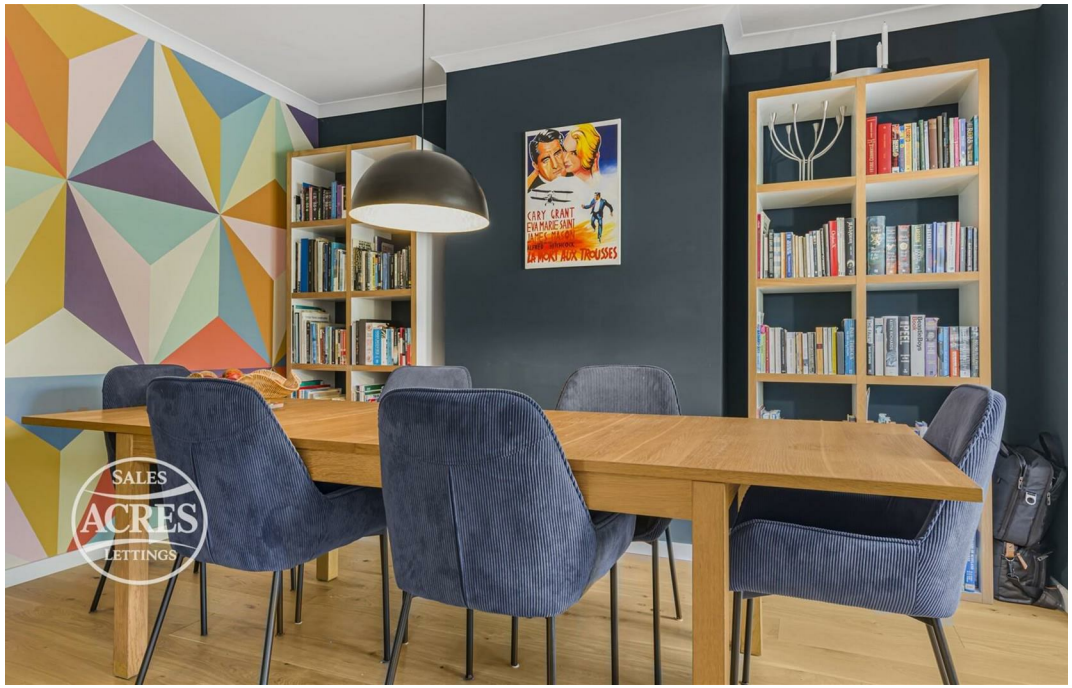
BEDROOM THREE: 10'6" x 9'9" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: Double glazed window to side, matching white suite comprising bath with shower over and glazed splash screen, wall hung wash hand basin, low level wc, tiled splash backs and floor, built-in storage cupboard, LED halo mirror.

BEDROOM FOUR: 12'4" max / 6'4" min x 12'4" max / 9' min Set off stairs from the first floor landing, two large double glazed windows to rear, further double glazed window to fore, double radiator, built-in storage cupboard, deep storage recess.

GARAGE STYLED STORE ROOM: 7'9" x 5'9"

OUTSIDE: Large paved patio area leads to a generous lawned rear garden, flanked by borders having mature shrubs, bushes and trees, large shed (with racking) set to rear together with further patio area.

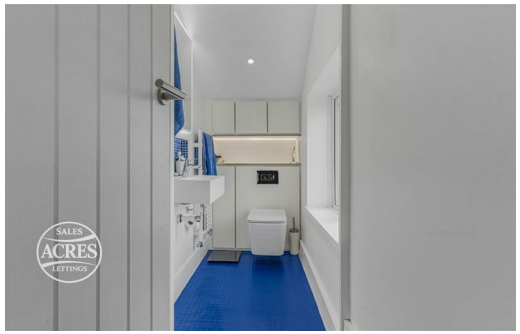




















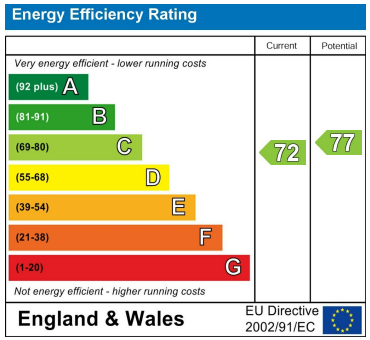
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

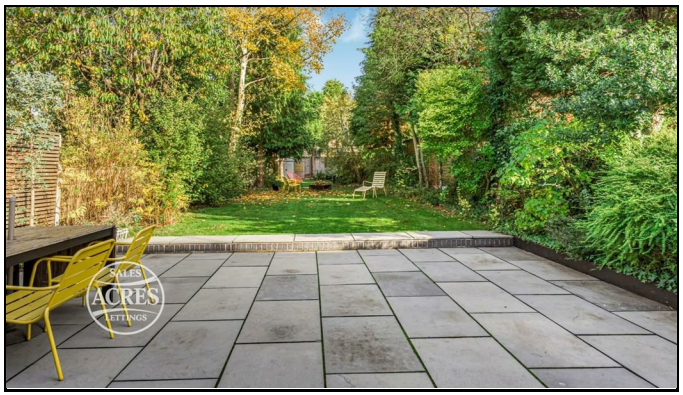
The Property Ombudsman

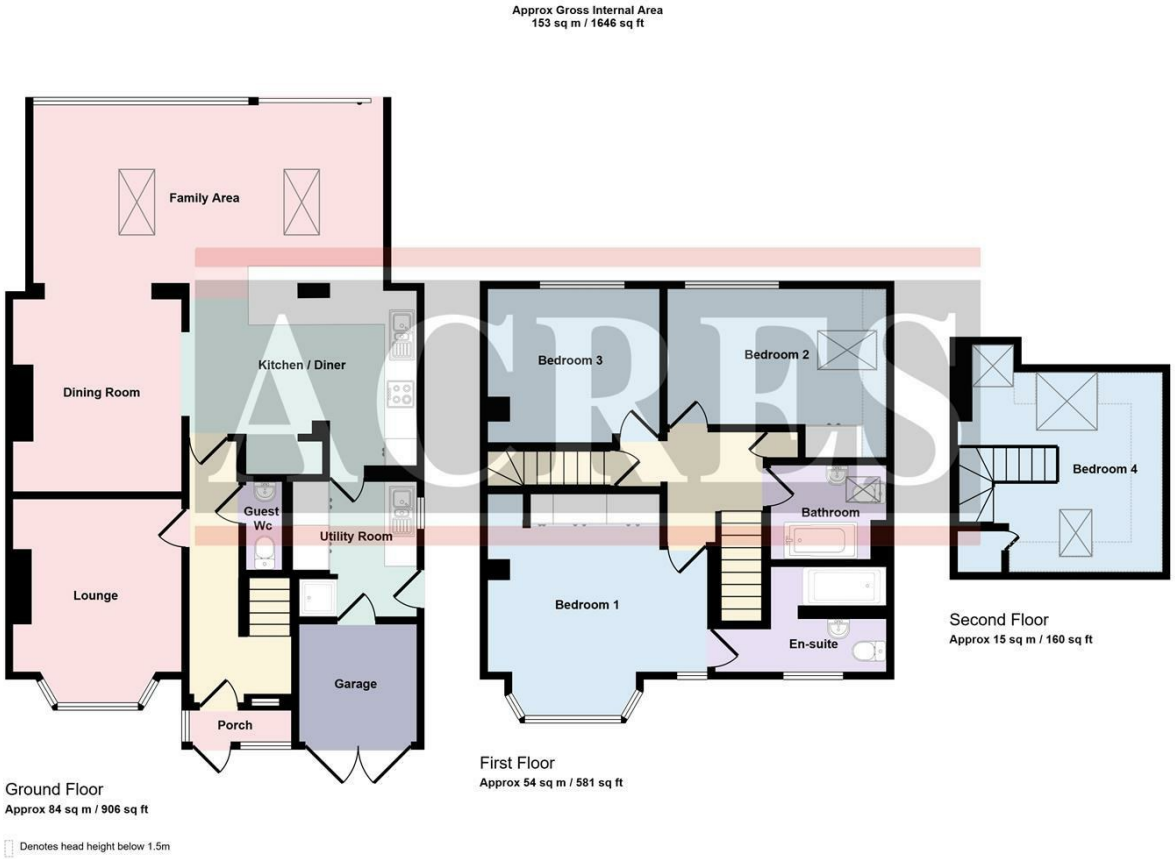
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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.