ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached family home
- Substantially enlarged ground floor accommodation
- Spacious open-plan lounge and dining area
- Well-appointed breakfast kitchen
- Versatile additional play room/home office
- Two ground floor WCs
- Utility room
- Magnificent, exceptionally generous rear garden
- Garage and multi-vehicle driveway
- Beautifully presented throughout in a sought-after location





GIBBONS ROAD, FOUR OAKS, B75 5HD - OFFERS AROUND £495,000

Occupying a desirable position on Gibbons Road, this superbly presented, detached family home offers substantially enlarged and versatile ground floor accommodation, finished to an excellent standard throughout. The property boasts a spacious open plan lounge and dining area, breakfast kitchen and an additional reception room, ideal for use as a home office, cinema room, gym or potential ground floor bedroom with en-suite wc facility, subject to any necessary consents. Further benefits include two ground floor WCs, garage and generous multi-vehicle driveway. A particular feature is the magnificent rear garden, believed to be one of the largest on Gibbons Road, providing an exceptional outdoor space for family living and entertaining. Ideally positioned close to local amenities, well-regarded schooling and transport links, this outstanding home is ready to move into and must be viewed to be fully appreciated.

Set on a generous plot, behind a multi-vehicle paved driveway, having access via the side and front, the accommodation is entered through a multi-locking composite door into:

RECEPTION HALL: Useful storage cupboard, tiled flooring, stairs off, radiator, doors to:

GUESTS WC: Obscure pvc double glazed window to front, low level wc, wall hung sink unit, tiled flooring, radiator.

LOUNGE/DINER: 25'7" max / 8'9" min x 13'11" max / 8'10" min Pvc double glazed windows to front and rear, pvc double glazed French doors to rear, log burning stove with slate hearth and beam/mantle over, two radiators.

FITTED KITCHEN: 14'5" max / 11'3" min x 11'2" Pvc double glazed window to front, one and a half bowl stainless steel sink/drainer unit set into rolled edge work surfaces, tiled brick splash backs, there is a range of matching fitted units to both base and wall level including drawers, integrated appliances including Bosch oven and grill, four ring hob with extractor canopy over, dishwasher and fridge, useful storage cupboard, space for dining table, tiled flooring, radiator, pvc double glazed door to:

UTILITY ROOM: Obscure pvc double glazed doors to front and side, stainless steel sink/drainer unit set into work surface, tiled splash backs, plumbing and space for washing machine and dryer, tiled flooring, radiator, door to:

PLAY ROOM/HOME OFFICE: 13'7" x 8'3" Versatile reception room, tiled flooring, door to garage, radiator.

STAIRS TO LANDING: Pvc double glazed window to side, door to:

BEDROOM ONE: 11'9" x 9'6" Pvc double glazed window to rear, full width built-in wardrobes, radiator.

BEDROOM TWO: 11'10" x 8'10" Pvc double glazed window to front, full width built-in wardrobes with sliding doors, radiator.

BEDROOM THREE: 11'4" max / 7'3" min x 10' Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 11'5" max / 7'10" min x 6'4" Obscure pvc double glazed window to front, bath, corner shower cubicle with glazed sliding shower doors, low level wc, wash hand basin, chrome ladder style radiator, tiled flooring, built-in storage cupboard.

GARAGE: 12'3" x 8'6" Up and over garage door to front, door to rear (Please check the suitability of this garage for your own vehicle)

ADDITIONAL SEPARATE WC: Obscure pvc double glazed window to front, low level wc, wash hand basin with vanity unit below, tiled walls and floor, radiator.

OUTSIDE: Generous mainly lawned rear garden with border having mature shrubs, bushes and trees, built-in sand pit.











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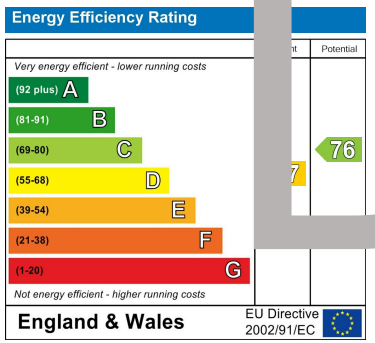
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

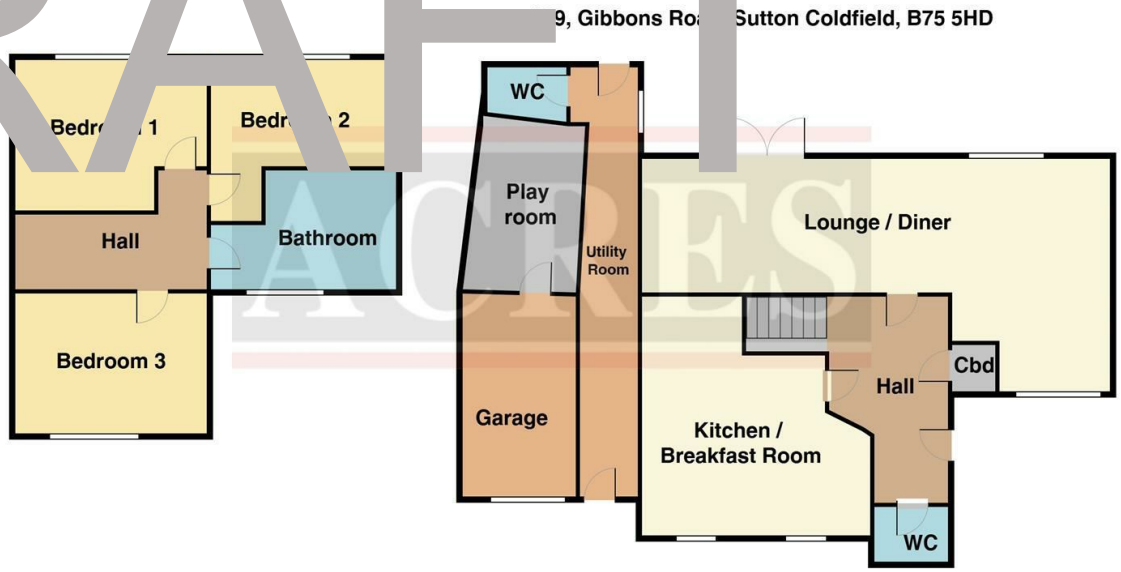
COUNCIL TAX BAND: D COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



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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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.