ACRES

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



- Detached family home
- Highly desirable Four Oaks location
- Four good sized bedrooms
- Family bathroom
- Spacious extended family lounge
- Separate dining room
- Kitchen with separate utility room
- Garage and guests wc
- Rear garden with versatile outbuilding, ideal for a home office, gym or man cave
- Superb scope for renovation, refurbishment and personalisation





LITTLE SUTTON LANE, FOUR OAKS, B75 6PQ - OFFERS OVER £750,000

Situated on the highly desirable Little Sutton Lane in Four Oaks, this spacious detached family home offers a wealth of potential for renovation and refurbishment, ideal for those looking to put their own stamp on a property. Offering well-proportioned accommodation, the property briefly comprises an extended family lounge, separate dining room, kitchen, utility room, guests wc and garage. To the first floor are four good-sized bedrooms and a family bathroom. Externally, the property benefits from a rear garden with a versatile outbuilding, offering the potential for a home office, gym or entertaining space. Set within a sought after location, conveniently positioned for local amenities, transport links and well regarded schooling.

Set back from the roadway behind a multi-vehicle paved driveway having fore garden, access to the property is gained via a pvc double glazed door into:

PORCH: Pvc double glazed windows to front and side, obscure glazed door opens to:

RECEPTION HALLWAY: Wood effect flooring, stairs off, useful storage cupboard, doors to:

DINING ROOM: 13'11" x 12'1" Pvc double glazed bay window to front, herringbone flooring, space for feature fireplace, radiator.

LOUNGE: 21'8" x 13'11" max / 8'11" min Double glazed sliding patio doors to rear, double glazed obscure window to side, two radiators.

FITTED KITCHEN: 11'7" x 9'10" Double glazed window to rear, double sink/drainer unit set into rolled edge work surfaces, there is a range of matching units to both base and wall level including drawers, space for cooker, breakfast bar, integrated dishwasher, radiator, door to:

UTILITY ROOM: Obscure glazed window to side and rear, obscure glazed door to rear, plumbing and space for washing machine and dryer, space for American style fridge freezer, door to garage.

GUESTS WC: Low level wc, obscure glazed window to front, wash hand basin, wall mounted storage cupboard.

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

BEDROOM ONE: 13'11" x 12'1" Pvc double glazed window to front, two double and one single built-in wardrobes, radiator.

BEDROOM TWO: 13'11" x 9'10" Pvc double glazed window to rear, one double wardrobe with overhead storage and matching dressing table, radiator.

BEDROOM THREE: 11'7" x 9'5" Pvc double glazed window to rear, one single and one double built-in wardrobes, radiator.

BEDROOM FOUR: 11'7" x 7'2" Pvc double glazed window to front, one double built-in wardrobe, radiator.

BATHROOM: Obscure glazed window to side, matching suite comprising bath with shower over, feature tiled splash backs, part tiled walls, low level wc, wash hand basin, radiator.

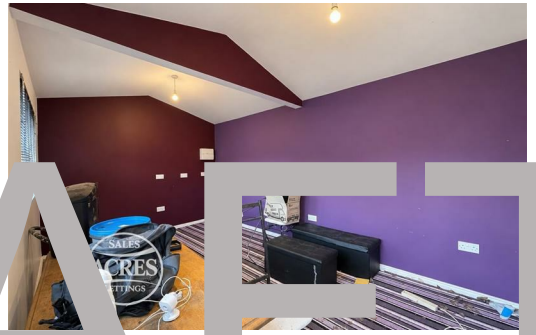
GARAGE: 15'8" x 8'2" Up and over garage door, obscure glazed window to side, shelving to wall (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Decked area and paved patio for seating, leading to a lawn having borders with mature shrubs, bushes and trees, garden room/outbuilding to rear being 16'9" x 9'9" having double glazed door and windows to front, power and lighting, potential for a home office/gym as preferred.











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FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

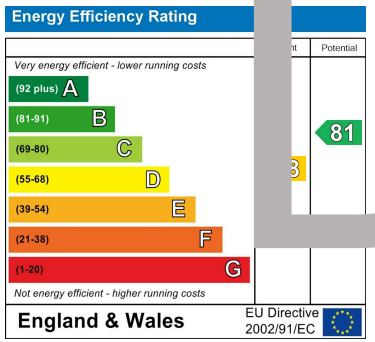
The Property Ombudsman

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)

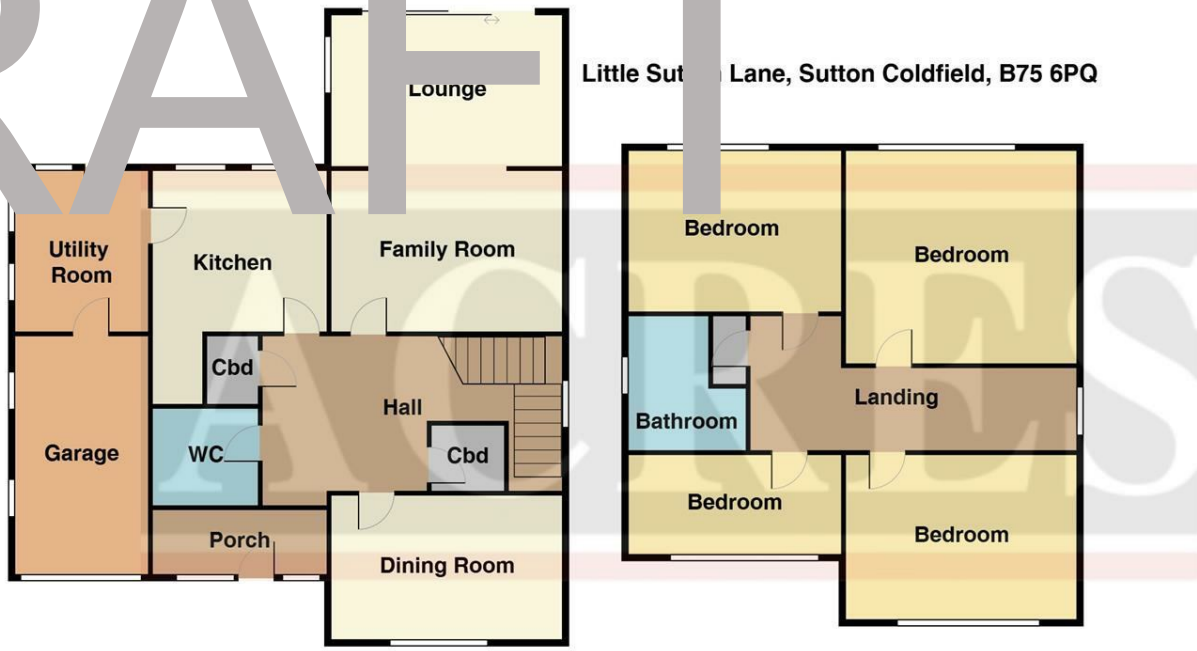
COUNCIL TAX BAND: F COUNCIL: Birmingham

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.