

# ACRES

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- ◆ Detached four bedroom family home
- ◆ Immaculately presented
- ◆ Detached double garage
- ◆ En-suite shower room
- ◆ Attractive spacious lounge
- ◆ Generous dining room
- ◆ Extended study/playroom
- ◆ Fitted breakfast kitchen
- ◆ Utility area and guest w/c
- ◆ Mature rear garden with southerly aspect
- ◆ NO UPWARD CHAIN



***12 BYRON CROFT, FOUR OAKS, B74 4YF***

***PRICE GUIDE £550,000***

This immaculately presented & deceptively spacious, executive, four-bedroom, detached family home is set on a large plot set at the end of a quiet cul-de-sac off Shelley Drive in Four Oaks. The property is well placed for highly-regarded schooling, the cross-city railway line at Blake Street station, local buses and local amenities. Additionally the property benefits from being a short stroll from open countryside and a short drive to Mere Green centre where there is an array of amenities to enjoy including; shops, bars and restaurants. Complemented by gas central heating and Pvc double glazing (both where specified), the accommodation briefly comprises; Fully enclosed porch, welcoming reception hallway, spacious lounge, separate dining room, extended study/play room, pleasant fitted breakfast kitchen with utility room and garden room off. To the first floor there are four good size bedrooms, the main bedroom has an en-suite shower room, bedroom two has built-in full-length wardrobes. Additionally there is a generous family bathroom. Externally the property has a well-stocked, mature rear garden with a southerly aspect, large driveway for ample cars and a detached double garage to the front of the property which has additional attic/storage space. To truly appreciate this property's proportions and the accommodation on offer, we highly recommend an internal inspection.

Set back from the road behind a large private driveway having a lawned area with an array of shrubs and bushes, the property is accessed via a:-

**FULLY ENCLOSED PORCH:** Having Pvc double glazed windows and doors to front leading through to an obscure glazed door to:-

**WELCOMING RECEPTION HALLWAY:** Timber effect floor tiles throughout, two radiators, stairs off and doors radiate off to;

**SPACIOUS LOUNGE:** 17'10" x 11'07", 10'11" min Pvc double glazed window to front & pvc double glazed obscure window to side, two double radiators, coving to ceiling, feature pebble effect living flame gas fire place with marble mantel set on a marble hearth, fitted carpet.

**DINING ROOM:** 11'04" x 10'11" Pvc double glazed French patio doors opening to rear garden and Pvc double glazed windows to rear and windows to side, double radiator, coving to ceiling, wood effect tiled flooring throughout.

**EXTENDED STUDY/PLAY ROOM:** 11'04" x 10'05" max, 10'10" min Pvc double glazed window to front, double radiator, coving to ceiling and carpet.

**FITTED BREAKFAST KITCHEN:** 12'06" x 10'08" Pvc double glazed window to rear, one and a half bowl sink and drainer set into timber effect roll top work surfaces with a range of cream wall, base and drawer units, space for dishwasher, fridge freezer and cooker, tiled splash backs, tiled flooring, radiator, space for table and chairs, archway leading through to;

**UTILITY AREA:** Obscure Pvc double glazed window to side, matching work surfaces with wall and base units, space for washing machine and fridge, stainless steel sink and drainer with cream tiled splash backs, door to garden room, gas central heating boiler.

**GARDEN ROOM:** Pvc double glazed windows to rear and sides and Pvc double glazed door to rear accessing garden, tiled flooring.

**GUEST WC:** Pvc double glazed obscure window to side, matching white suite comprising; low level w.c., pedestal sink, white tiled splash backs with feature shelving area, radiator.

**LANDING:** Pvc double glazed window to side, radiator, access to useful airing cupboard, doors radiate off to:-

**BEDROOM ONE:** 14'09" max, 11'07" min x 11'09" max, 4'03" min Pvc double glazed window to side, Pvc double glazed window to front, radiator, carpet.

**EN-SUITE SHOWER ROOM:** Matching white suite comprising; shower with a glazed splash screen, low level w.c., vanity unit, chrome ladder style radiator and tiled splash backs.

**BEDROOM TWO:** 10'09" x 9'11" Pvc double glazed window to rear, radiator, built-in full length wardrobes, carpet.

**BEDROOM THREE:** 10'11" max, 10'09" min x 8'02" max, 4'11" min Pvc double glazed window to rear, radiator, carpet.

**BEDROOM FOUR:** 7'07" min x 10'09" max x 8'2" max, 3'2" min Pvc double glazed window to rear, radiator, carpet, access to loft.

**FAMILY BATHROOM:** Matching white suite comprising bath with shower over, pedestal wash hand basin, low level w.c., radiator, fully tiled walls with feature shelving areas.

**DOUBLE GARAGE:** 16'05" x 16' (please check the suitability of these measurements for your own vehicle) Having mains water and electric and access to further attic storage space, door to side, up and over doors.

**OUTSIDE:** Generous patio area leading to an attractive lawned area with borders containing an array of shrubs and bushes surrounded by timber fencing and boundary wall and benefitting from a southerly aspect.



**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.)

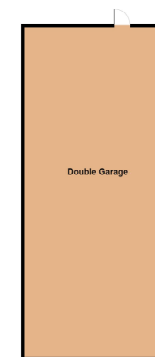
**COUNCIL TAX BAND:** F

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Shelley Drive

Score	Energy rating	Current	Potential
92	A		
91	B		83   B
80	C	73   C	
68	D		
54	E		
38	F		
0	G		



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 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.