

ACRES

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



- ◆ Imposing detached family home
- ◆ Four double bedrooms with wardrobes
- ◆ En-suite shower room
- ◆ Family bathroom
- ◆ Attractive lounge with fireplace
- ◆ Dining room
- ◆ Fitted breakfast kitchen with appliances
- ◆ Utility room & guests' wc
- ◆ Beautifully maintained rear garden
- ◆ Double garage



RYKNILD CLOSE, FOUR OAKS, B74 4UP

OFFERS AROUND £569,950

This spacious, imposing, extremely well maintained and presented detached Freehold family home is set in a delightful cul-de-sac, amidst properties of a similar calibre. Being in a central and most convenient location within short walking distance of both bus and rail links, yet also similarly placed to open countryside. Complemented by gas central heating and pvc double glazing (both where specified), the property has the added security of an alarm together with security cameras and lighting. Having carpets and curtains included within the sale. The accommodation offers a most welcoming and spacious reception hallway having guests' cloakroom/wc off. There is a generously proportioned lounge with separate dining room having the benefit of pvc double glazed sliding patio doors overlooking and accessing the rear garden. An extremely spacious breakfast kitchen with fitted breakfast bar, in turn having a fully fitted utility room off. To the first floor there are four well proportioned bedrooms, each having mirror fronted wardrobes, the master in turn having an en-suite shower room. Additionally the property has a family bathroom, a double garage, spacious and well maintained gardens to the rear and ample off road parking.

Being set back from the roadway behind a block paved driveway providing off road parking for several vehicles, a sweeping fore garden with lawn and shrubs provides access to the property via:

CANOPY PORCH: Pvc double glazed front door with glazed side panel accessing:

INNER HALLWAY: Further glazed door with matching side panel accessing:

WELCOMING RECEPTION HALLWAY: Radiator, coving to ceiling, stairs leading to first floor accommodation, doors radiate off to:

GUESTS' CLOAKROOM/WC: White suite comprising low level wc, wall mounted wash hand basin, ample cloaks storage area, half height tiled splash backs, radiator.

ATTRACTIVE LOUNGE: 19'4" x 11'11": Pvc double glazed bow window to front, four wall light points, radiator, gas fire set within a painted hearth and mantle, glazed double doors opening to:

DINING ROOM: 11'11" max/10'8" min x 11'4": Pvc double glazed sliding patio doors overlooking and accessing rear gardens, radiator.

FITTED BREAKFAST KITCHEN: 20'2" x 9'5": Pvc double glazed window to rear, being fully fitted with a range of wall, base and drawer units in a light oak finish complemented by chrome effect bar handles, inset grey acrylic sink and drainer with chrome mixer tap above, Neff halogen hob with stainless steel Neff chimney style extractor above, stainless steel Neff double electric oven, free standing fridge freezer, fitted breakfast bar providing seating for four, all complemented by granite style work tops and ceramic tiling to splash back areas, multiple recessed spotlights to ceiling and door leading to:

UTILITY ROOM: Having stainless steel inset sink and drainer with chrome mixer tap above, wall and base units matching to kitchen with matching work tops and ceramic tiled splash backs, vinyl effect flooring, pvc double glazed door to side.

STAIRS TO FIRST FLOOR ACCOMMODATION: Feature modern style oak and glass balustrading, loft access, doors radiate off to:

BEDROOM ONE: 20'2" max/14'7" x 13'7": Pvc double glazed window to front, triple built in sliding mirror fronted wardrobes, further built in storage cupboard/store with pvc double glazed window to front, fitted desk and power points (suitable for home computer).

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, a white suite comprising low level wc, pedestal wash hand basin, radiator, walk-in shower cubicle with ceramic tiling to splash back areas and folding glazed screen.

BEDROOM TWO: 15'9" x 11'11": Pvc double glazed window to front, triple built in mirror fronted sliding wardrobes, radiator.

BEDROOM THREE: 12'5" x 12': Pvc double glazed window to rear, double built in mirror fronted wardrobes, central heating radiator.

BEDROOM FOUR: 11'3" x 9'5": Pvc double glazed window to rear, radiator, double built in mirror fronted wardrobes.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, being fitted with a white suite comprising panelled bath with shower above and side folding screen, pedestal wash hand basin, low level wc, central heating radiator, full height complementary tiling to walls.

GARAGE: 17'7" max/14'4" min x 14'8": Having electrically operated up and over garage door, pvc double glazed window to side and further pvc double glazed door to side access with light point. (Please check the suitability of this garage for your own vehicle.)

OUTSIDE: To the rear of the property is a substantial, well tended, mature garden with an abundance of shrubs, bushes and hedging, a paved patio area provides ample space for garden furniture and further space to both sides of the property, one side currently housing three garden sheds, the other side having block paving and double metal gates providing ample parking.



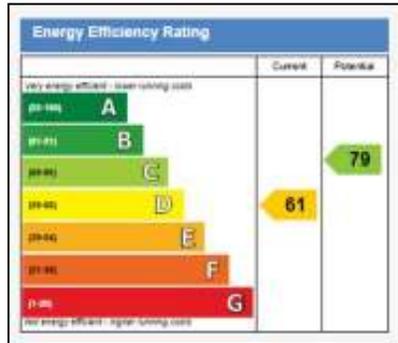
TENURE: We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: F.

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Station Approach.



Ryknild Close, Four Oaks



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.

