

ACRES

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- ◆ Substantial extended detached family home
- ◆ Four double bedrooms
- ◆ Two white en-suite shower rooms
- ◆ Family bathroom with white suite
- ◆ Attractive spacious lounge
- ◆ Dining room
- ◆ Fitted breakfast kitchen
- ◆ Additional snug/day room
- ◆ Guests' wc & utility room
- ◆ Double garage
- ◆ Private rear garden



46 LITTLE SUTTON LANE, FOUR OAKS, B75 6PD

OFFERS OVER £595,000

This delightful, spacious, much improved and well presented, substantial Freehold detached family home is set in a prime, central, sought after location. Complemented by gas central heating and having pvc double glazing (both where specified), the property offers thoughtfully designed and well proportioned living accommodation which is set off the main Little Sutton Lane behind a small driveway. Briefly comprising fully enclosed porch, reception hall with guests' cloakroom/wc off; there is a substantial lounge with feature Stove fire, dining room, fitted breakfast kitchen, additional snug/day room and utility room. To the first floor there are four double bedrooms, two having dressing areas with wardrobes and white en-suite shower rooms; additionally there is a family bathroom once more provided with white suite. Externally there is a double garage and private rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden with additional shrubs and bush frontage, a twin car driveway provides parking.

FULLY ENCLOSED PORCH: Windows to front, door to:

WELCOMING RECEPTION HALL: Obscure window to front, radiator with cover.

GUESTS' CLOAKROOM/WC: Obscure window to front, white suite comprising low flushing wc, vanity wash hand basin with base unit beneath, radiator, tiled splash backs and floor.

ATTRACTIVE SPACIOUS LOUNGE: 22'3" x 11'10": Pvc double glazed bow window to front, radiator with cover, Stove style living flame gas fire having timber beam over and side plinth.

DINING ROOM: 12' x 9'3": Double glazed patio doors to rear, radiator with cover.

FITTED BREAKFAST KITCHEN: 18' max/8'3" min x 15'8" max/9' min: Two pvc double glazed windows to rear, one and a half bowl stainless steel sink unit set into sweeping wood style work surfaces having tiled splash backs; there are a comprehensive range of fitted units to both base and wall level including drawers, integrated dishwasher and fridge, elevated oven with separate grill, stainless steel fitted gas hob with extractor canopy over, space for breakfast table, radiator with cover, wood style floor covering.

SNUG/DAY ROOM: 16'2" x 7'6": Pvc double glazed window and French door to rear, radiator, wood laminate flooring.

UTILITY ROOM: 7'6" x 5'3": Pvc double glazed window to side, fitted sink having base unit beneath, space for washing machine, storage cupboard, door to garage.

STAIRS TO LANDING: 13' max/7'2" min x 9'3" max/7'1" min: Pvc double glazed window to front.

BEDROOM ONE: 16'8" max/8'3" min x 12'10" & 11': Two pvc double glazed windows to front, dressing area having two double fitted wardrobes, dressing table, radiator.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising large shower cubicle with glazed splash screen and drying area, vanity wash hand basin with base unit beneath, low flushing wc, radiator, tiled splash backs.

BEDROOM TWO: 18'6" max/7'6" min x 11' & 9'2": Two pvc double glazed windows to rear, dressing area having two double fitted wardrobes, two radiators.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising double shower cubicle with glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, radiator, tiled splash backs.

BEDROOM THREE: 14' max/12' min x 12': Pvc double glazed window to rear, two double fitted wardrobes, two further built in wardrobes, radiator.

BEDROOM FOUR: 12'8" x 11'10" max/9'10" min: Pvc double glazed window to rear, double and single fitted wardrobes, side vanity wash hand basin.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath, vanity wash hand basin with base unit beneath, low flushing wc, enclosed separate shower cubicle, tiled splash backs, radiator.

DOUBLE GARAGE: 17' x 16'10": With central part middle wall, up and over door. (Please check the suitability of this garage for your own vehicle.)

OUTSIDE: Paved patio area with outside tap and light to a lawned rear garden having borders with shrubs and bushes, timber fencing and offering a high degree of privacy.



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:

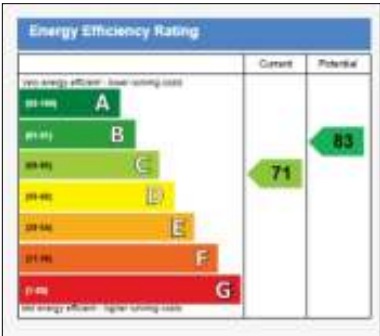
Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set on a small service road off Little Sutton Lane.



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.

