

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Five bedrooms—four to first floor
- ◆ Master bedrooms with wardrobes
- ◆ White ensuite bathroom
- ◆ White, family bathroom
- ◆ Ground floor fifth bedroom with ensuite bathroom off
- ◆ Attractive rear lounge
- ◆ Dining/family room
- ◆ Fitted breakfast kitchen
- ◆ Utility Room
- ◆ Guests cloakroom/ w.c.
- ◆ Set adjacent to Sutton Park



***2 OAKMOUNT ROAD, OFF THORNHILL ROAD, STREETLY B74 2EG -
OFFERS AROUND £489,950***

This highly deceptive, spacious, imposing, freehold, much enlarged detached family home, is set in a prime, central, sought after location adjacent to Sutton Park, close to local schools and public transport. Complemented by gas central heating and having PVC double glazing (both where specified), the property offers thoughtfully designed, much improved accommodation. Briefly comprising, welcoming reception hall, guests cloakroom/w.c., rear lounge, family/dining room, extended fitted breakfast kitchen, utility room, ground floor, wheelchair friendly double bedroom, having ensuite bathroom off. To the first floor there are four further bedrooms, the large master suite having fitted wardrobes and a white en-suite bathroom, additionally, there is a well appointed family bathroom with freestanding bath and to the rear, a mature, private garden, all of which, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned foregarden, having side block paved driveway, access is gained to the accommodation via a part obscure glazed door opening to:

RECEPTION HALL: PVC double glazed window to side, radiator.

GUESTS CLOAKROOM/W.C.: White low flushing w.c., wash hand basin, tiled splashbacks.

REAR LOUNGE: 19'6" max x 18'1" x 9'8" PVC double glazed window and double glazed patio doors to rear, double radiator.

DINING/FAMILY ROOM: 12'2" max x 10'10" min x 12'2" PVC double glazed window to front, radiator.

FITTED BREAKFAST KITCHEN: 16'0" max x 6'10" min x 15'4" max x 9'0" min PVC double glazed window to rear, single drainer sink unit with double base unit beneath, a further range of matching units to both base and wall level, including draws, stainless steel oven, stainless steel gas hob with tiled splashbacks, extractor fan, space for fridge freezer, radiator.

BREAKFAST AREA: Double glazed patio door to rear, double radiator, further fitted wall and base units, space for table.

UTILITY ROOM: 8'1" x 5'4" Obscure glazed door to side, single drainer sink unit, fitted base units, space for fridge freezer, washing machine and dryer, tiled splashbacks, deep storage pantry/cupboard off.

BEDROOM FIVE/POTENTIAL PLAY ROOM/OFFICE: 12'0" x 10'7" PVC double glazed window to side, double glazed window to side, double glazed Velux window to front, double radiator, single and two double built-in wardrobes.

EN-SUITE BATHROOM: 11'0" x 8'3" Double glazed Velux window to front, matching white suite comprising, bath having mixer shower, wash hand basin, low flushing w.c., chrome ladder style radiator, tiled splashbacks.

STAIRS TO LANDING: Airing cupboard.

BEDROOM ONE: 17'2" to wardrobes x 11'10" Two PVC double glazed windows to front, double radiator, two double fitted wardrobes to full width having sliding mirrored doors, double built-in wardrobe, sliding mirrored door conceals access to:

ENSUITE BATHROOM: 9'10" x 7'7" PVC double glazed window to rear, matching white suite comprising bath, vanity wash hand basin set into wide storage/dressing top, having double and single base units beneath, low flushing w.c., enclosed separate shower cubicle with glazed splashscreens, tile splashbacks, double radiator.

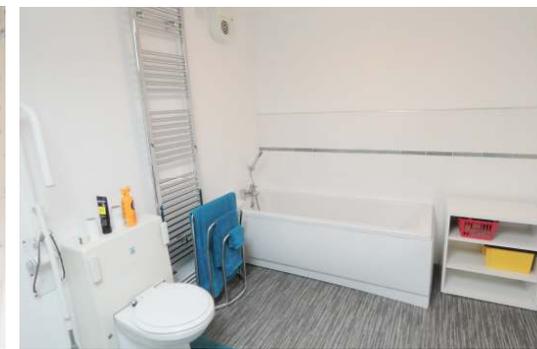
BEDROOM TWO: 12'6" max x 10'8" min x 12'0" max x 10'4" min PVC double glazed window to front, radiator, two single and three double fitted wardrobes with end storage/display shelving.

BEDROOM THREE: 11'3" max x 7'0" min x 8'6" max x 7'1" min PVC double glazed window to rear, double built in wardrobe, radiator.

BEDROOM FOUR: 8'2" x 7'0" PVC double glazed window to rear, radiator.

WELL APPOINTED BATHROOM: PVC double glazed obscure window to rear, matching white suite comprising, freestanding bath, wash hand basin, low flushing w.c., chrome ladder style radiator, enclosed shower cubicle with glazed splashscreens, built-in double wall unit.

OUTSIDE: Block paved patio area to a lawned rear garden flanked by borders having mature shrubs and bushes providing a good degree of privacy, timber fencing, outside tap, covered side storage area.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.)

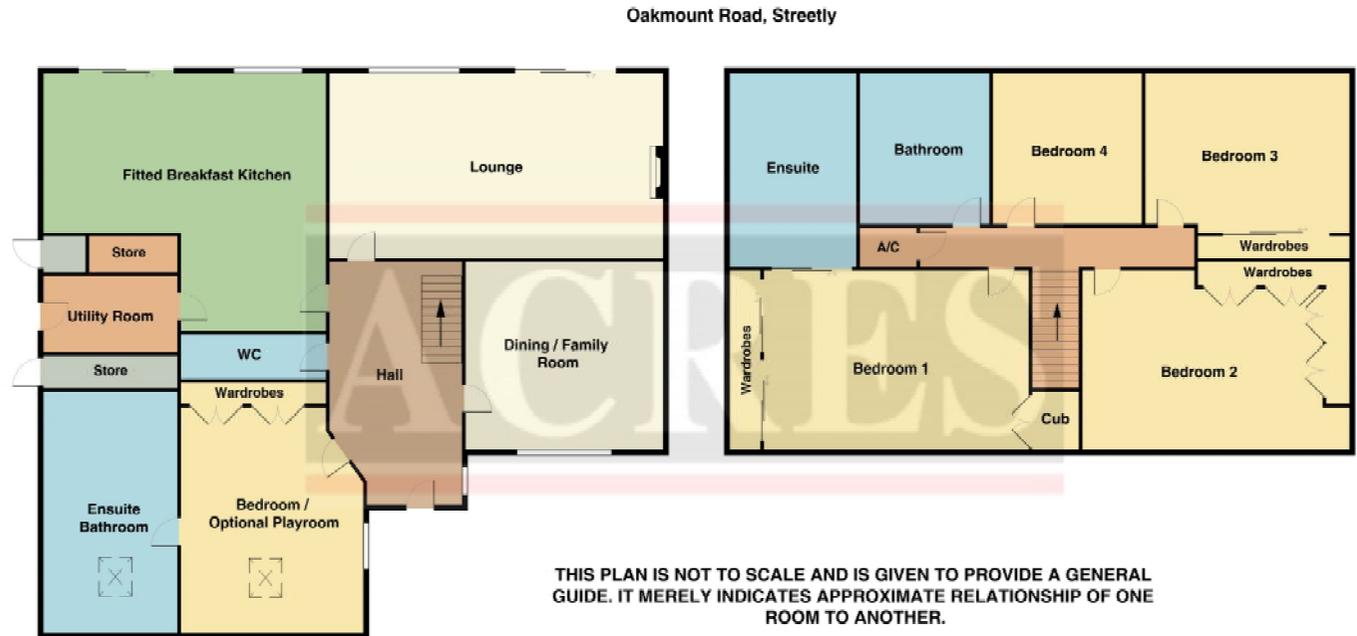
COUNCIL TAX BAND: E

FIXTURES & FITTINGS: Carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Thornhill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.