

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms, three with wardrobes
- ◆ White en-suite shower room
- ◆ “Jack and Jill” white family bathroom
- ◆ Attractive, spacious through lounge
- ◆ Rear dining/family room
- ◆ Comprehensively fitted breakfast kitchen
- ◆ Study/playroom
- ◆ Utility room
- ◆ Guests cloakroom/w.c.
- ◆ Garage
- ◆ Well stocked rear garden



7 BRADGATE DRIVE, FOUR OAKS B74 4XG - OFFERS AROUND £575,000

This well presented, much improved and enlarged, deceptively spacious, freehold, detached family home, is set in a centrally located cul-de-sac, close to a most attractive nature reserve. Additionally, set close to well regarded schooling, shops on Clarence Road together with bus and rail links. To fully appreciate the property on offer, it's host of improvements and spacious proportions, we highly recommend an internal inspection. Complemented by gas central heating and having PVC double glazing (both where specified), the property briefly comprises enclosed porch, welcoming reception hall, guests cloakroom/w.c., substantial through lounge, family/dining room opens to comprehensively fitted kitchen with appliances, utility room, study/playroom, four bedrooms, master having dressing area, wardrobes and white en-suite, Jack and Jill style, white, family bathroom/en-suite, garage, rear garden.

Set back from the roadway behind a multi vehicular tarmac driveway, access is gained to the accommodation via a PVC door having double glazed inset opening to:

FULLY ENCLOSED PORCH: Double glazed windows to front and side, obscure glazed door opens to:

RECEPTION HALL: Radiator, storage cupboard.

GUESTS CLOAKROOM/W.C.: PVC double glazed obscure window to front, white low flushing w.c., matching wash hand basin with base unit beneath, tiled splashbacks and floor.

THROUGH LOUNGE: 20'1" x 11'8" PVC double glazed bow window to front, double and single radiators, coal effect electric fire set in Minster style surround with hearth and mantle, windows with central glazed double doors open to:

COMBINATION FAMILY/DINING ROOM: 25'0" x 9'8" Two double glazed patio doors to rear, four double glazed Velux skylight windows to rear, wood laminate flooring with underfloor heating.

FITTED BREAKFAST KITCHEN: 20" x 9'10" max x 9'0" min PVC double glazed window to side, one and a half bowl stainless steel sink unit having water filter tap and boiling water tap, set into sweeping quartz worksurfaces with upstands, there is a comprehensive range of contemporary fitted units to both base and wall level including drawers, integrated Neff twin ovens with plate warming drawers beneath, induction hob having stainless steel extractor canopy over, integrated dishwasher and fridge, fitted wine rack set beneath breakfast bar, stainless steel radiator, wood laminate flooring.

UTILITY ROOM: 11'6" x 4'8" plus deep recess PVC double glazed window to side, half double glazed door to rear, stainless steel radiator, quartz worksurfaces with Belfast sink and further units, recesses for washing machine and dryer, wood laminate flooring, door to garage.

STUDY/PLAYROOM: 10'6" x 7'6" PVC double glazed window to side, double radiator, fitted bookshelves.

RETURN STAIRS TO LANDING: PVC double glazed window to rear, oak hand rail and spindles.

BEDROOM ONE: 11'3" x 10'1" plus dressing recess 5'4" x 3'10" PVC double glazed windows to front, rear and side elevations, four radiators, recess providing space for dressing table. **Bedroom being open plan to walk in wardrobes area 13'2" x 7'2" max x 5'0" min** Three double wardrobes having sliding doors. Linen cupboard having Megaflo hot water tank.

EN-SUITE SHOWER ROOM: PVC double glazed window to side, white suite comprising enclosed shower cubicle, wash hand basin, low flushing w.c., chrome ladder style radiator, tiled splashbacks and floor.

BEDROOM TWO: 12'2" x 12'0" max x 10'3" min PVC double glazed window to front, radiator, fitted unit comprising single cupboard with shelving and two double wardrobes, two bedside base units, tallboy drawer unit, ottoman style storage bed, door to:

EN-SUITE/FAMILY BATHROOM: Being Jack and Jill style to the landing, PVC double glazed window to front with additional natural light tube, white suite comprising 'whirlpool' bath, wall hung wash hand basin with base unit beneath, enclosed shower cubicle, feature chrome radiator, tiled floor.

BEDROOM THREE: 12'0" x 8'2" PVC double glazed window to rear, radiator.

BEDROOM FOUR: 10'3" x 8'0" PVC double glazed window to rear, radiator, double fitted wardrobe with storage cupboard over bed recess and two fitted drawer units.

GARAGE: 16'8" x 9'2" Remote controlled garage door, hot and cold water taps. **(please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area to a shaped lawned rear garden, flanked by borders having a variety of shrubs and bushes, timber fencing, timber shed, timber bike shed.



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: Carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Hill Hook Road



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.