

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- ◆ Four Bedrooms
- ◆ En-suite dressing area
- ◆ Extended lounge/dining room
- ◆ Fitted breakfast kitchen]
- ◆ Utility room
- ◆ Guests w.c.
- ◆ Family bathroom
- ◆ Garage
- ◆ Well presented



***20 VERNON CLOSE, FOUR OAKS B74 4EA - OFFERS AROUND £435,000***

This immaculately presented, deceptively spacious, four bedroomed detached family home is set in a pleasant, sought-after and centrally located cul-de-sac. The property benefits from being close to public transport links including the local bus service and the cross-city rail line, with local shops and well-regarded schooling also nearby. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprise; enclosed porch with cloaks cupboard through to a large and inviting reception hall, extended lounge and dining room with bi fold doors opening to garden, breakfast kitchen, guest w/c, utility area. To the first floor there are four double bedrooms the main bedroom having an en-suite and dressing area, white bathroom, pleasant rear garden, garage. To appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a block paved driveway, access is gained to the accommodation via:

**LARGE ENCLOSED PORCH:** Having obscure double glazed pvc door and window to front with a useful built in cloaks cupboard, tiled floor. Obscure glazed door and window to:

**WELCOMING RECEPTION HALL:** Obscure double-glazed window to side, stairs off and doors leading to:

**EXTENDED LOUNGE AND DINING ROOM:** 27'00 x 15'7 max x 10'4 min : Pvc double glazed window to front, pvc double glazed window and bi folding doors to rear, three radiators', feature gas minster stone style fireplace set on a white polish stone hearth

**EXTENDED BREAKFAST KITCHEN:** 22'10 X 11'01 max x 12'10 x 7'06 min : Pvc double glazed door to garden and pvc double glazed window to rear and side, Storage cupboard, having space for table open archway leading through to good sized fitted kitchen, comprising; stainless steel one and half sink and drainer with base units beneath, tiled splash backs, roll top worksurfaces with a range of wood effect wall and base units, space for dishwasher and fridge freezer, built in stainless steel cooker, gas hob with extractor above and ceramic tiled flooring.

**GUEST W/C:** Obscure half glazed door to front, radiator, matching white suite including low level w/c and sink basin with tiled splash backs

**UTILITY ROOM:** having space for washing machine and tumble dryer with shelving

**LANDING:** airing cupboard and doors to:

**BEDROOM ONE:** 12'3 x 10'3 Pvc obscure double-glazed window to side, radiator, open archway through to:

**DRESSING AREA/ EN-SUITE:** 9'07 x 9'01 pvc double glazed window to rear, radiator, three double built in wardrobes, the en-suite has a matching white suite complemented by walk in shower, low level w/c and pedestal wash hand basin.

**BEDROOM TWO:** 13'08 x 13'00 max x 9'10 min (some restricted head height) Pvc double glazed window to rear, radiator, built in wardrobe/store room

**BEDROOM THREE:** 13'11 x 11'07 (some restricted head height) Pvc double glazed window to front with radiator beneath, built in wardrobe/ store room

**BEDROOM FOUR:** 12'00 x 8'4 Two Pvc double glazed window to front, double radiator

**FAMILY BATHROOM:** Obscure pvc double glazed window to side, matching white suite complemented by bath with shower over, low level w/c, pedestal wash hand basin, tiles splashbacks, chrome ladder style radiator.

**GARAGE:** 8'05 x 7'09 (please check the suitability of this garage for your own vehicle) up and over door to front, door to rear accessing the garden

**OUTSIDE:** Private rear garden with decking and slabbed area leading to a lawned area, shielded by timber fencing.





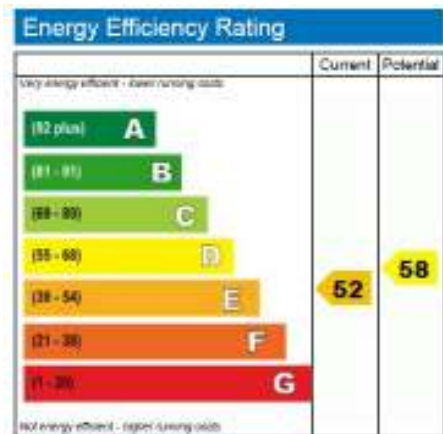
**TENURE:** We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND:** E

**FIXTURES & FITTINGS:** Carpets are included within the sale.

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

**LOCATION:** Set off Clarence Road



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.