

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three generous double bedrooms
- Principal bedroom with en-suite shower room
- Two bedrooms benefiting from built-in wardrobes
- Beautifully appointed family bathroom
- Characterful reception lounge/dining room with feature log burner
- Extended additional family room
- Well-appointed breakfast kitchen with separate utility room
- Extensive off-road parking & detached double garage
- Large lawned rear garden with delightful open outlook across fields
- Modernised throughout whilst retaining the character of the original home



**BIRMINGHAM ROAD, SHENSTONE WOOD END, WS14 0NX - GUIDE PRICE
£600,000**

Acres are delighted to offer for sale this beautifully presented and considerably enhanced semi-detached family home, occupying a generous plot along Birmingham Road in the highly regarded Shenstone Wood End. Close to excellent public transport links including the Cross City rail line and local bus services, together with the Midlands motorway network. Thoughtfully modernised and extended by the current owners, the property combines contemporary family living with the charm and character associated with its original period of construction. The impressive accommodation includes a welcoming reception lounge/dining room with a feature log burner, as well as an extended additional family room, providing excellent versatility and space. A well appointed breakfast kitchen is complemented by a useful utility room. Upstairs, there are three genuine double bedrooms, two of which benefit from built-in wardrobes. The principal bedroom is further enhanced by its own en-suite shower room, while a family bathroom completes the accommodation. Externally, the property continues to impress, offering extensive off-road parking for approximately ten vehicles, detached double garage and a particularly generous lawned rear garden. The garden enjoys an excellent degree of privacy, together with a delightful open outlook across fields to the rear. This is an excellent opportunity to acquire a substantial character home offering space, privacy and a superb semi-rural outlook.

Set back from the roadway behind a mature hedge to front providing screening. There is a side gravel driveway with electric gates to the rear parking area and garden. Access to the property is gained via a pathway leading to a multi-locking anti-snap front door with obscure double glazed window over opening to

RECEPTION/SITTING ROOM: 19'8" max / 18'11" min x 16'1" max / 12'6" min Pvc double glazed bay window to front, log burning stove fire with slate tiled hearth, two alcoves with space for storage, stairs off, Karndean flooring, radiator.

FITTED KITCHEN: 12'10" x 12'5" Pvc double glazed window to front, Belfast sink unit and deVOL tap set into granite work surfaces with upstands, matching range of Shaker style units fitted to both base and wall level including drawers, space for Range style cooker with granite splash backs, Karndean flooring, radiator, space for dining table.

UTILITY ROOM: Velux skylight, fitted wall and base units, plumbing and space for washing machine and dishwasher, space for tumble dryer, Karndean flooring, door to:

GUESTS WC: Obscure glazed window to side, low level wc, useful storage cupboard, Karndean flooring.

EXTENDED FAMILY ROOM: 22'1" x 12'4" Pvc double glazed window to side, two double French doors to rear overlooking garden, two radiators.

STAIRS TO LANDING: Double glazed window to front, radiator, doors to:

BEDROOM ONE: 12'11 max / 10'10" min x 12'7" Pvc double glazed window to rear, two deep double built-in wardrobes, panelling to walls, radiator, door to:

EN-SUITE: Pvc double glazed window to rear, suite comprises double walk-in shower unit, low level wc, wash hand basin, Karndean flooring, chrome heated towel rail.

BEDROOM TWO: 12'9" x 10'10" Double glazed window to front, three double built-in wardrobes, radiator.

BEDROOM THREE: 12'11" x 12'10" max / 9'5" min Pvc double glazed window to front, fitted shelving, radiator.

BATHROOM: 8'8" x 7'9" Obscure pvc double glazed window to side, having freestanding bath, walk-in shower unit, wash hand basin, low level wc, Karndean flooring, radiator.

DETACHED DOUBLE GARAGE: 15'3" x 12'11" Two obscure glazed windows to front, one obscure glazed window to side, double opening garage doors to front, scope and potential to converted into a home office/gym, games room, subject to necessary planning/consent. (Please check the suitability of this garage for your own vehicles)

OUTSIDE: Generous multi-vehicle gravel driveway, large lawned area with outbuildings, borders with mature shrubs, bushes and trees, paved sitting area overlooking fields to rear.

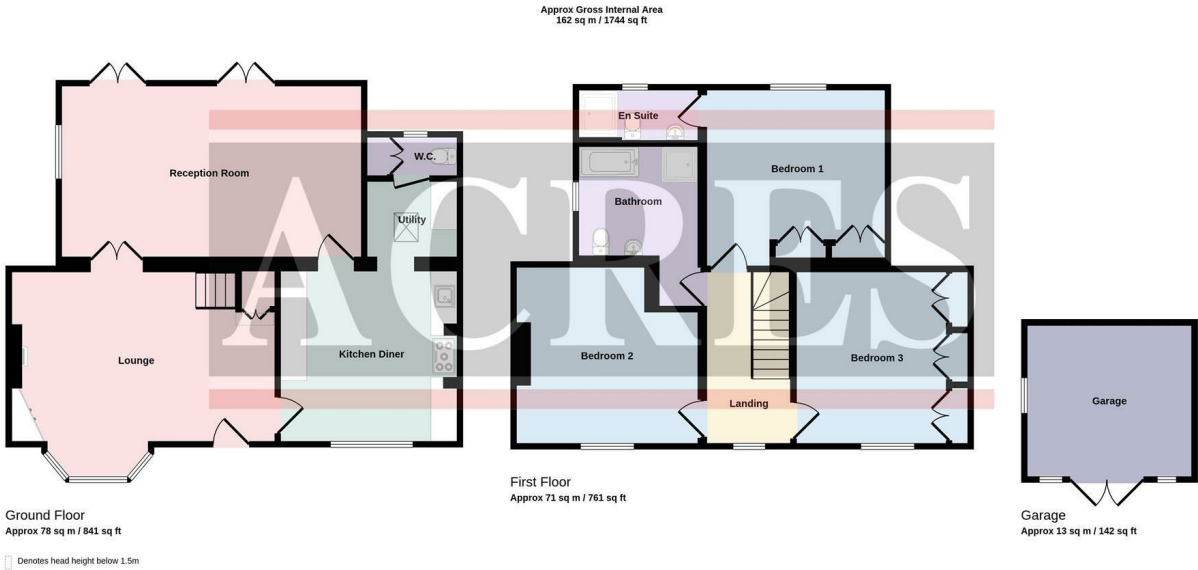
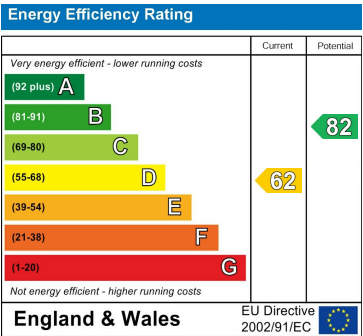


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 COUNCIL : Lichfield

VIEWING: Highly recommended via Acres on 0121 323 3088



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.