



*26 BLAKE STREET, FOUR OAKS B74 4EX*

**ACRES**  
*Collection*

# 26 BLAKE STREET, FOUR OAKS B74 4EX - OFFERS AROUND £1,100,000

This imposing, spacious, well presented and much improved, freehold, detached family home, is set on an exceptionally generous, mature plot within a central sought after location. Having Blake Street station within short walking distance as well as local bus services, the property is set on the edge of open countryside amidst similar calibre properties. Complemented by gas central heating and PVC double glazing (both where specified), to fully appreciate the property on offer, it's many improvements and spacious proportions, we highly recommend an internal inspection. Briefly comprising, porch, deep reception hall, guests w.c., attractive lounge, family room, dining room, sitting room, rear conservatory, substantial fitted breakfast kitchen/day room, having utility room off. To the first floor there are four double bedrooms, well appointed family bathroom with feature white suite together with additional separate shower room. The property has a large side double garage with loft room above providing the scope to be utilised as a home office or workshop. Additionally, there is a substantial, mature rear garden with rear 'stables', all of which, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a wide, multi vehicular driveway, enclosed by shrubs and hedges, access is gained to the accommodation via:

**RECESSED PORCH:** Multi locking front door opens to:

**WELCOMING RECEPTION HALL:** Leaded light obscure window to front, 'Minton' tiled floor, cloaks cupboard.

**ATTRACTIVE LOUNGE:** 19'5" max x 16'0" min x 13'0" PVC double glazed bay window to front, double radiator, open fire grate for real fire set on a marble hearth having a matching fire surround.

**GUESTS CLOAKROOM/SHOWER ROOM:** PVC double glazed obscure window to rear, matching white suite comprising, enclosed shower cubicle with glazed splash screen, wash hand-basin, low flushing w.c., double radiator, tiling to walls and floor.

**INNER HALLWAY:** PVC double glazed window and half double glazed door to side, double radiator, tiled floor, storage/pantry cupboard off.

**DEN/SITTING ROOM:** 12'3" x 11'3" PVC double glazed window to side, double radiator.

**DAY/SITTING ROOM:** 17'0" max x 13'0" min x 12'2" PVC double glazed window to rear with French door to conservatory, log burning stove set into recess on a blue brick hearth, double radiator.

**REAR CONSERVATORY:** 12'0" x 9'7" PVC double glazed to side and rear elevations with double glazed French door to rear garden, tiled floor.

**DINING ROOM:** 15'6" max x 13'6" min x 12'1" PVC double glazed bay window to front, double radiator, marble fireplace with hearth and recess and wooden fire surround.

**SUBSTANTIAL FITTED BREAKFAST KITCHEN/FAMILY ROOM:** 18'3" x 18'3" PVC double glazed windows to side and rear with double glazed double French doors to rear garden, white enamel sink unit set into sweeping rolled edge worksurfaces having tiled splashbacks, there is a comprehensive range of fitted units to both base and wall level including draws, integrated fridge, freezer and dishwasher, elevated electric oven having separate grill, flush fitting hob having shaped extractor canopy over, tiled floor, space for table and sofa.

**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:**

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**FIXTURES & FITTINGS:**

Fitted carpets are included within the sale.

**VIEWING:**

Highly recommended via Acres on 0121 323 3088.

**LOCATION :**

Set off Lichfield Road, leading to Rosemary Hill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**UTILITY ROOM:** 9'4" x 7'3" PVC double glazed window and half double glazed door to front, white enamel sink unit set on to rolled edge worksurfaces, tiled splashbacks, double radiator, recesses for appliances.

**RETURN STAIRS TO LANDING:** 20'8" max x 7'6" PVC double glazed window to front, radiator, airing cupboard.

**BEDROOM ONE:** 17'0" max x 13'0" min x 12'3" PVC double glazed square bay window to rear, double radiator.

**BEDROOM TWO:** 15'6" max x 13'6" min x 12'4" PVC double glazed bay window to front, double radiator.

**BEDROOM THREE:** 14'0" max x 10'1" min x 13'0" PVC double glazed bay window to front, double radiator.

**BEDROOM FOUR:** 16'3" x 10'4" max x 8'9" min PVC double glazed window to side and rear, double radiator, double and single built-in wardrobes.

**LUXURY BATHROOM:** 13'0" x 8'8" PVC double glazed part obscure window to side, matching, well appointed white suite, comprising free standing bath, wash hand basin, low flushing w.c, bidet, enclosed separate shower cubicle with glazed splashscreen, tiles splashbacks, chrome ladder style radiator, double radiator.

**SHOWER ROOM:** Two PVC double glazed windows to rear, matching white suite comprising, large shower cubicle with glazed splashscreen, wash hand basin, low flushing w.c., double radiator, ladder style radiator, tiled splashbacks.

**SIDE DOUBLE GARAGE:** 22'7" x 19'1" Having electric remote controlled garage door, further garage door to rear, door and double glazed window to side, light and power point. Stairs leading to:

**POTENTIAL OFFICE/HOBBY ROOM:** 22'4" x 11'9" Being boarded, having PVC double glazed window to rear.

**OUTSIDE:** Paved patio area to a substantial, mainly lawned rear garden flanked by borders having mature shrubs, bushes and hedges, there are a selection of fruit trees and to the rear of the garden, two storage style stables being approximately 9'8" x 9'7" each having internal light and power, additionally there is a further substantial garden store room/shed being 22'9" x 9'6" having further light and power, PVC double glazed window to rear, together with workbench.



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

74a Walsall Road, Four Oaks, Sutton Coldfield, West Midlands, B74 4QY Tel: 0121 323 3088  
Email: [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) Website: [www.acres.co.uk](http://www.acres.co.uk)



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