

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached bungalow
- Spacious open plan lounge, dining & study area
- Breakfast kitchen
- Two well proportioned bedrooms
- Shower room & separate WC
- Scope to add an en-suite if desired
- Private rear garden
- Garage with loft access for storage
- Close to local transport links
- Short drive to Mere Green's shops, restaurants & amenities



HARVEY DRIVE, FOUR OAKS, B75 6PL - PRICE GUIDE £430,000

This delightful, detached bungalow, set on Harvey Drive, provides spacious accommodation with excellent potential to tailor to individual needs. The home boasts a generous open plan lounge, dining, and study area, alongside a breakfast kitchen, two good sized bedrooms, shower room and separate WC, with scope to add an en-suite if desired (STPP). Outside, the property enjoys a private rear garden and a garage with loft access, adding practicality and storage. Perfectly located for local transport links and only a short drive from Mere Green's vibrant shopping and dining facilities, this property presents a superb opportunity in a sought after setting. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the property is gained via a pvc double glazed door opening into:

PORCH: Pvc double glazed windows, rustic brick wall, wood effect flooring, obscure pvc double glazed front door opens to:

RECEPTION HALL: Obscure pvc double glazed window, two large storage cupboards, radiator, doors to:

SPACIOUS LOUNGE/DINING AREA: 20'8" max / 10'6" min x 17'5" max / 11'5" min Pvc double glazed window to front, pvc double glazed French doors to rear, coal effect feature fireplace with marble hearth and surround, contemporary mantle over, two radiators.

FITTED BREAKFAST KITCHEN: 11'10" x 10'6" Pvc double glazed window to rear, single bowl sink/drainage unit set into box edged work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, fitted Bosch oven & grill, four ring gas hob with extractor canopy over, plumbing and space for washing machine, space for dryer and fridge/freezer, space for breakfast table, wood effect flooring, radiator.

BEDROOM ONE: 15'7" x 11'7" Pvc double glazed windows to front, three single and one double deep built-in wardrobes (which has potential for en-suite conversion), matching bedside units, radiator.

BEDROOM TWO: 13'1" x 9'11" Pvc double glazed window to rear, double built-in wardrobe, radiator.

SEPARATE WC: Obscure pvc double glazed window to side, low level wc, wood effect flooring.

SHOWER ROOM: 9'3" max x 5'8" max Obscure pvc double glazed window to rear, white suite comprising enclosed walk-in shower with sliding glazed doors, tiled splash backs, wash hand basin, part tiled walls, tiled flooring, useful storage cupboard, radiator.

GARAGE: 15'1" x 8'6" Obscure glazed window to side, shelving to walls, up and over garage door to front, loft access with ladder (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area having central lawn, with borders to both sides having a variety of mature shrubs and bushes.



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:** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Harvey Drive, Four Oaks



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.