

# ACRES

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- Detached bungalow
- High specification renovation throughout
- Three double bedrooms, master with modern en-suite shower room
- Additional well appointed shower room
- Spacious lounge
- Separate dining/sitting room with study area
- Breakfast kitchen with integrated appliances
- Private rear garden
- Garage
- Sought after, popular cul-de-sac location



**HARVEY DRIVE, FOUR OAKS, B75 6PL - £650,000**

Set on the ever popular Harvey Drive, this exceptional detached bungalow has undergone a comprehensive renovation and refurbishment to an extremely high standard throughout. The property benefits from complete rewiring, fully upgraded heating system with new radiators, plumbing and pipework, all complemented by Hive Myros smart heating and new flush casement double glazing to front and rear. The home further features hard-wired CCTV and security lighting. Internally, the layout offers three double bedrooms, including an en-suite shower room to the master, a stylish main shower room, spacious lounge, separate dining room with study area/sitting room and a breakfast kitchen. Externally, the property enjoys a private rear garden, garage, and a superb position close to Mere Green, local transport links, well regarded schooling. To fully appreciate the accommodation on offer and it's many features and improvement, we highly recommend an internal inspection.

Positioned at the head of a well regarded cul-de-sac, set back from the roadway behind a multi-vehicular driveway with fore garden, access to the property is gained via pvc double glazed doors into:

**PORCH:** Engineered wood flooring, obscure pvc double glazed composite front door opens to:

**RECEPTION HALLWAY:** Large storage cupboard, engineered wood flooring, modern vertical radiator, doors to:

**SPACIOUS LOUNGE:** 15'11" x 11'6" Pvc double glazed bay window to front, engineered wood flooring, radiator, obscure glazed door to:

**DINING/SITTING ROOM/STUDY:** 17' x 8'11" Pvc double glazed sliding doors to rear, engineered wood flooring, radiator, versatile space with study area, door to:

**FITTED KITCHEN:** 13'5" max / 9'8" min x 13'1" max / 10'9" min Pvc double glazed window to rear, one and a half bowl Abode ceramic sink unit set into quartz work surfaces, quartz splash backs and display/storage shelf, there is a range of matching soft close units fitted to both base and wall level including drawers, pull out larder units, Zanussi double oven/grill and microwave, AEG ceramic hob with Bosch extractor hood over, integrated Bosch 60/40 fridge/freezer, Hotpoint dishwasher and Candy washing machine, built-in drinks fridge, central island unit with additional storage and breakfast bar with space for two stools, obscure pvc double glazed door to rear, modern vertical radiator.

**BEDROOM ONE:** 12'4" x 8'10" Pvc double glazed window to rear, built-in double wardrobe, engineered wood flooring, radiator, door to:

**EN-SUITE SHOWER ROOM:** 8'9" x 7' Obscure pvc double glazed window to front, white suite comprising Hansgrohe rainfall shower with separate shower spray and low profile anti-slip shower tray, marble effect tiling to walls and floor, low level wc, wash hand basin with vanity unit and sensor mirrored cabinet over, ladder style radiator.

**BEDROOM TWO:** 11'4" x 10'5" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 11'6" x 10'11" Pvc double glazed bay window to front, wood effect flooring, large storage cupboard, radiator.

**SHOWER ROOM:** 7'9" max / 5'5" min x 6'3" Obscure pvc double glazed window to side, Hansgrohe shower with low profile anti-slip shower tray, marble effect tiled splash backs, part tiled walls, low level wc, wash hand basin with vanity unit below, chrome ladder style radiator.

**GARAGE:** 15'5" x 7'10" Up and over garage door to front, obscure glazed window and door to side. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:**

Porch/Lobby with pvc double glazed door and windows to front.

Garden: Being private and well maintained, having large lawned area, borders with shrubs and bushes, side pebbled area for additional seating, timber shed, outside tap and power.

**\*\* Please note the vendor of the above property is an employee of Acres Estate Agents \*\***



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 :** 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	80

England & Wales      EU Directive 2002/91/EC



Harvey Drive, Sutton Coldfield, B75 6PL



**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.