

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Deceptively spacious, detached bungalow
- Three bedrooms, with a loft room/potential fourth bedroom
- Family bathroom
- Lounge & separate dining room
- Rear conservatory
- Fitted breakfast kitchen
- Utility & guests wc
- Garage & rear workshop
- Mature, well tended rear garden
- Close to open countryside



BARR COMMON ROAD, ALDRIDGE, WS9 0SY - OFFERS AROUND £650,000

This well presented, deceptively spacious, freehold, detached bungalow, is set in central and sought after location, having public transport links by way of local bus services and the Midlands motorway network. Having schooling and shopping facilities close by, the property is also positioned close to open countryside. Set on a generous, mature plot, the property is complemented by gas central heating and pvc double glazing (both where specified) and benefits from no upward chain. The accommodation briefly comprises impressive reception hall, lounge, separate dining room, fitted kitchen and a rear conservatory, together with a utility and guests wc. There are three bedrooms, a well appointed bathroom and a loft room which could be utilised into a potential fourth bedroom (subject to any necessary planning permissions/consents). Externally there is a garage, rear workshop and beautifully maintained, mature rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

PORCH: Stained glass double doors to front, wood effect flooring, stained glass picture window to kitchen, stained glass front doors open into:

LARGE RECEPTION HALLWAY: Running the full length of the property, having cloakroom, open plan office/study space, stairs off, doors to:

LOUNGE: 17'5" x 12'4" max / 11'2" min Pvc double glazed bay window to front, stained glass porthole window to side, coal effect gas fire with decorative stove and period stone mantle, hearth and surround, radiator.

DINING ROOM: 12'8" x 10' max / 8'8" min Glazed window to conservatory with glazed door, coal effect gas fire set on a period fireplace with original tiles, marble hearth and decorative mantle, radiator.

FITTED KITCHEN: 11'6" x 11'3" Glazed picture window and doors to conservatory, single drainer sink unit set into granite work surfaces, tiled splash backs, five ring gas hob, inset oven, grill, Smeg dishwasher and Bosch fridge, there is a range of matching units fitted to both base and wall level including drawers, stained glass window to porch, tiled floor, radiator.

REAR CONSERVATORY: 34'5" x 9'6" Pvc double glazed french doors to rear, pvc double glazed windows to side and rear, picture window from bedroom, windows and door to dining room, wood effect flooring, two radiators, being a very versatile space.

BEDROOM ONE: 16'11" max / 14' min x 11'11" Pvc double glazed window to front, double wardrobe, radiator.

BEDROOM TWO: 11' x 9'11" Pvc double glazed window to conservatory, fitted oak wardrobe, radiator.

BEDROOM THREE: 14'3" x 7'11" Pvc double glazed window to front, radiator.

BATHROOM: 10'3" x 8'2" Obscure pvc double glazed window to rear, step-up bath with tiled surround, semi-recessed wash hand basin with vanity unit below and shelving to sides, low level wc, recessed spotlights, tiled floor, radiator.

LOFT ROOM/POTENTIAL BEDROOM FOUR: 21'6" x 11'6" Pvc double glazed windows to front and rear, radiator, eaves storage to both side with power and lighting.

GARAGE: 18'3" x 9'2" Up and over garage door to front. (Please check the suitability of this garage for your own vehicle)

WORKSHOP: 9'1" x 8'1" Stable door to side, shelving and space for additional fridge/freezer, door to:

UTILITY: Pvc double glazed window to rear, single drainer sink unit set into rolled edge work surfaces, space and plumbing for washing machine and dryer, door to:

GUEST WC: Low level wc, corner wash hand basin.

OUTSIDE: A picturesque and well maintained rear garden surrounded by borders, paved patio area, lawn, shrubs, bushes and trees, a Japanese acer terrace and palm trees, timber shed, character summer house.



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)

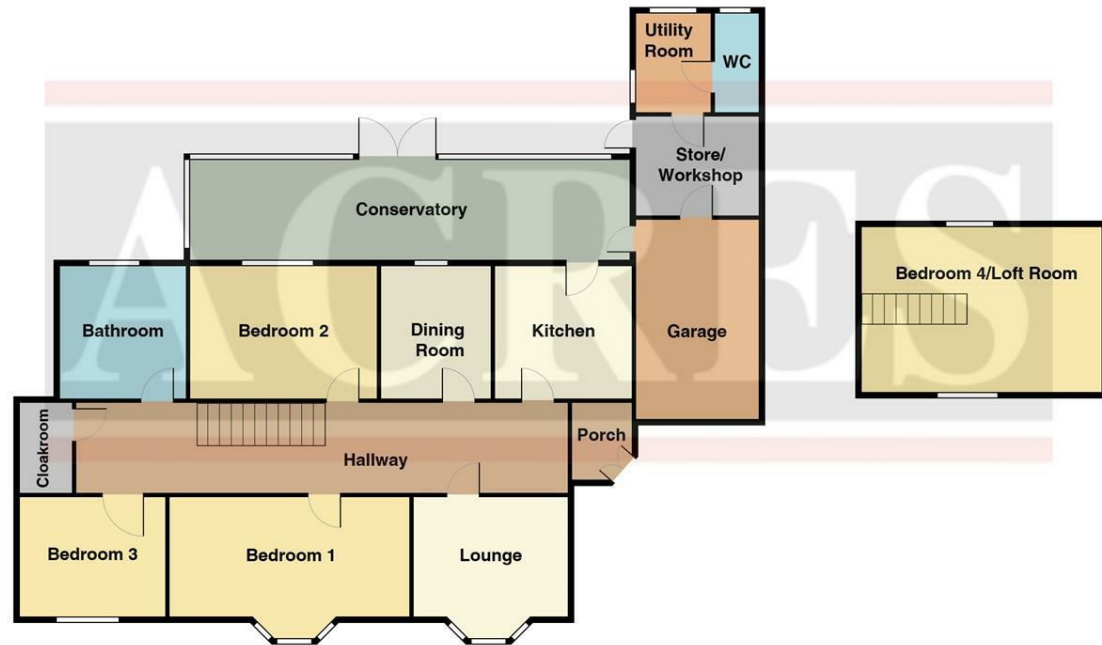
COUNCIL TAX BAND : E **COUNCIL :** Walsall

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		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



Barr Common Road, Aldridge, WS9 0SY



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.

