

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Two generous double bedrooms with wardrobes
- Large family bathroom with roll top bath
- Welcoming reception hall with guests wc off
- Attractive rear lounge with Inglenook styled fireplace
- Substantial, bright garden/day room
- Open plan dining room
- Fitted kitchen with integrated appliances
- Utility room & garage
- Well stocked, private, southerly rear garden
- No upward chain



WALSALL ROAD, FOUR OAKS, B74 4NR - OFFERS OVER £725,000

This delightful, imposing and much improved Freehold detached bungalow presents an attractive and well maintained frontage, set in a prime, central and highly sought after location. Positioned only a short distance from an excellent range of local facilities — including easy access to Sutton Park, together with shops and further amenities at The Crown — the property is perfectly placed for day-to-day convenience. A regular local bus service is readily available, as is the Cross City rail line within the Four Oaks area, offering ideal commuter links. The property is complemented by gas central heating and PVC double glazing (both were specified). To fully appreciate the home's host of appealing features, thoughtful improvements and its generous, well-proportioned accommodation, we highly recommend internal inspection.

Briefly comprising a welcoming reception hall having guest cloakroom/WC off, spacious rear lounge with feature Inglenook fireplace and bay window overlooking the attractive, well-stocked rear garden. Additionally, there is a charming, bright garden room being open-plan to the dining area, creating a superb and versatile everyday living space. The accommodation further enjoys a comprehensively fitted kitchen with a range of integrated appliances and an adjoining utility room. An inner hallway gives access to two generous double bedrooms, both benefitting from fitted wardrobes. There is also a substantial, well-appointed bathroom featuring a free standing roll top, claw footed bath. To the rear is a delightful, private garden providing an approximate southerly aspect, completing the excellent accommodation on offer. Once again, to fully appreciate the space, setting and overall presentation, we strongly recommend internal viewing.

Set back from the roadway behind a multi-vehicular, block-paved in-out driveway having central lawn. Access is gained to the property via a charming recessed porch.

RECEPTION HALL: Window to front, radiator with cover.

GUEST CLOAKROOM / WC: Obscure window to side, low-flush white WC, wash hand basin.

LOUNGE: 20'0" x 17'5" max / 11'9" min PVC double glazed bay window to rear with further double glazed window to side, two radiators with covers, wide Inglenook-style feature fireplace having central briquette-effect surround with hearth and inset log-effect stove-style fire, two obscure lead-light windows.

GARDEN ROOM / DAY ROOM: 19'3" x 8'7" PVC double glazed windows to sides and rear with double glazed five-fold doors to garden/patio, coal-effect living flame gas fire set on marble hearth having fire surround, tiled floor.

DINING AREA: 16'0" approx. x 8'7" Two double radiators, feature vaulted ceiling with four inset double glazed windows, wood flooring.

FITTED KITCHEN: 12'6" x 9'6" max / 8'10" min PVC double glazed window to front, one-and-a-half bowl sink set into rolled-edge work surfaces having a comprehensive range of fitted units both base and wall level including drawers, integrated dishwasher, fitted stainless steel gas hob having pan drawer unit beneath and twin elevated ovens to side with fitted microwave above each in stainless steel finish, tiled splashbacks and floor, room heater.

UTILITY ROOM: 8'8" x 6' max / 5'7" min PVC double glazed obscure window to side, fitted wall and base units, rolled-edge work surfaces with tiled splashbacks, space for fridge-freezer, recess for washing machine with space for dryer above, radiator, wood flooring.

INNER HALLWAY: Two PVC double glazed windows to side, radiator.

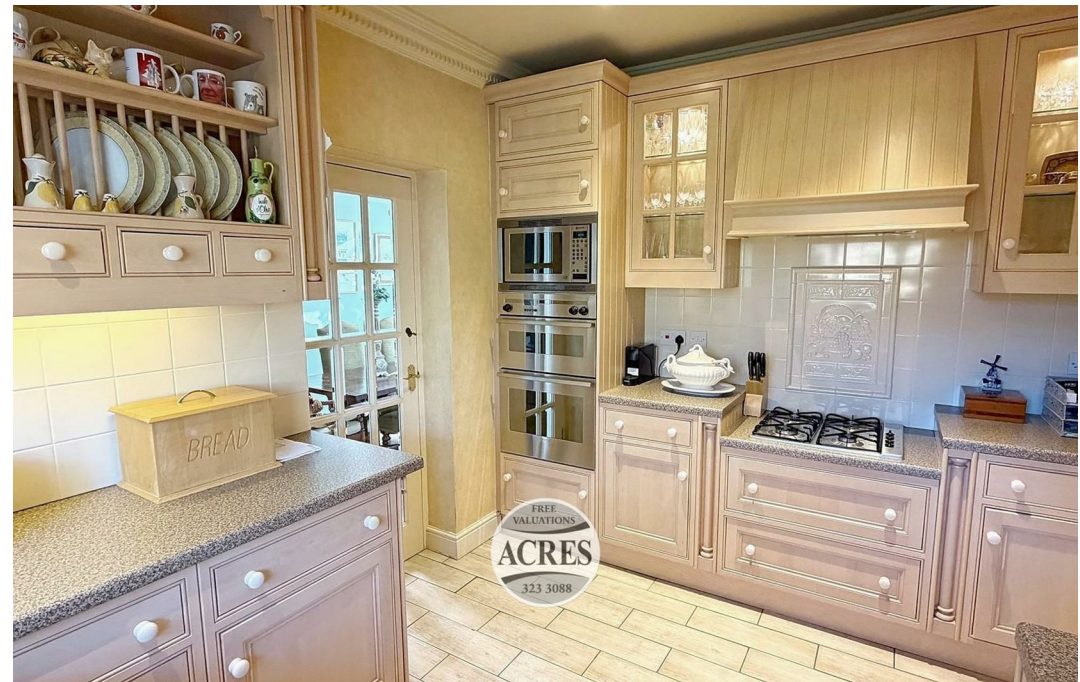
BEDROOM ONE: 13'9" max / 12'2" min x 12'3" max / 10'4" min PVC double glazed window to front, two double fitted wardrobes, radiator.

BEDROOM TWO: 13'6" max / 11'6" min x 12'6" PVC double glazed bi-fold doors to rear garden/patio, radiator, three double fitted wardrobes, laminate flooring.

LARGE FAMILY BATHROOM: 10'7" x 9' max / 7'4" min PVC double glazed obscure window to side, matching white suite comprising feature freestanding roll-top claw-footed 'swirlpool' bath, wash hand basin, low-flush WC, radiator combining heated towel rail, laminate flooring, part-tiled walls, linen cupboard.

GARAGE: 16'9" x 9'0" PVC double glazed obscure window to side, door to main property. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area having remote controlled awning, to attractive rear garden having shaped lawn flanked by borders with an abundance of shrubs and bushes, being of an approximate southerly aspect.

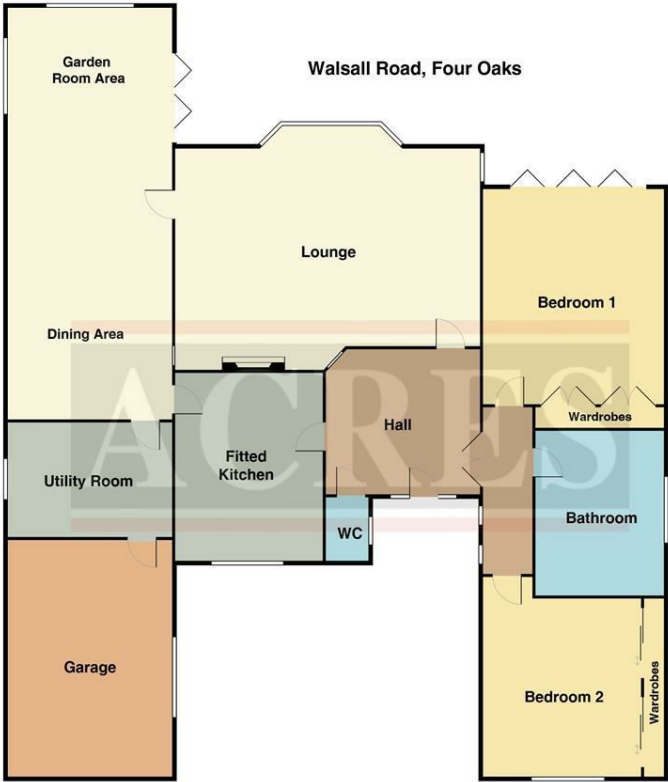


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

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



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.

