



- ◆ Three bedrooms, each with wardrobes
- ◆ Master bedroom with en-suite
- ◆ White family bathroom
- ◆ Attractive lounge with feature fireplace
- ◆ Large rear garden/day room
- ◆ Dining room/potential bedroom four
- ◆ Comprehensively fitted kitchen with appliances
- ◆ Utility room
- ◆ Landscaped rear garden
- ◆ Garage



**44 BICKLEY AVENUE, FOUR OAKS, B74 4DZ - ASKING PRICE £485,000**

This delightful, truly deceptively spacious, well presented, freehold, semi-detached bungalow, is set in a central and sought after location. Thoughtfully designed and much improved over the past two/three years, the property offers an ideal retirement home or indeed family home given its proportions and array of local facilities. Complemented by gas central heating and having pvc double glazing (both where specified), the property briefly comprises fully enclosed porch, reception hall, attractive lounge with feature fireplace, substantial garden/day room, dining room/potential fourth bedroom, contemporary fitted kitchen with integrated appliances and utility room off. The property additionally has two ground floor bedrooms both with wardrobes, together with a white bathroom. To the first floor you will find the property's master bedroom, once more having fitted wardrobes and en-suite shower room off. There is a single car garage and to the rear a landscaped garden being of an approximate southerly elevation. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway having side lawn, access is gained to the accommodation via pvc double glazed doors opening to:

**FULLY ENCLOSED PORCH:** Part obscure pvc double glazed door opens to:

**RECEPTION HALL:** Tall feature radiator, wood effect flooring, stairs off.

**ATTRACTIVE LOUNGE:** **12'3" x 11'10"** Pvc double glazed window and French door to rear garden room, contemporary radiator, media wall having TV recess, side storage/display shelving, together with inset living flame styled wide log effect electric fire, wood effect flooring.

**REAR GARDEN/FAMILY ROOM:** **21'1" max / 8'6" min x 12'4" max / 9'6" min** Pvc double glazed windows to side and rear with double glazed double French doors to garden, contemporary radiators, feature vaulted ceiling, wood effect flooring.

**DINING ROOM/POTENTIAL BEDROOM FOUR:** **10'2" x 9'** Pvc double glazed window to rear, radiator, wood effect flooring.

**FITTED KITCHEN:** **10'6" x 10'** Pvc double glazed window to rear, one and a half bowl sink unit set into granite work surfaces having upstands and feature tiling, there is a range of contemporary fitted units to both and wall level including drawers, integrated dishwasher, elevated oven having separate microwave above, flush fitting induction hob with extractor canopy over, wine fridge, tall radiator, wood effect flooring.

**UTILITY ROOM:** **15' x 6'1" max narrowing to 4'9"** Pvc double glazed windows and doors to front and rear, single drainer sink unit having double base unit beneath, fitted wall unit, rolled edge work surfaces, recesses for washing machine and dryer, space for American style fridge/freezer.

**BEDROOM TWO:** **11'7" max / 9'9" min x 11' max / 7'9" min** Pvc double glazed bay window to front, double radiator, single and two double fitted wardrobes.

**BEDROOM THREE:** **11'9" max / 9'10" min x 10'2"** Pvc double glazed window to front, radiator, double and single built-in wardrobes with sliding doors.

**BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising bath, vanity wash hand basin having base unit beneath, low flushing wc, enclosed separate shower cubicle with tiled splash backs, tall contemporary radiator, tiled floor.

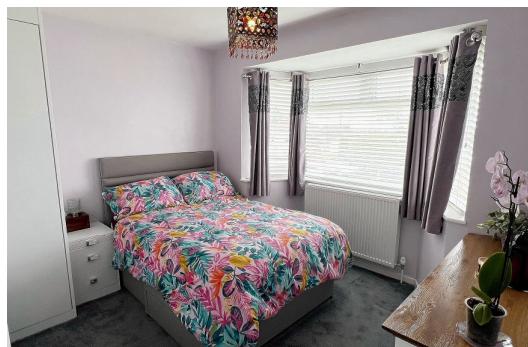
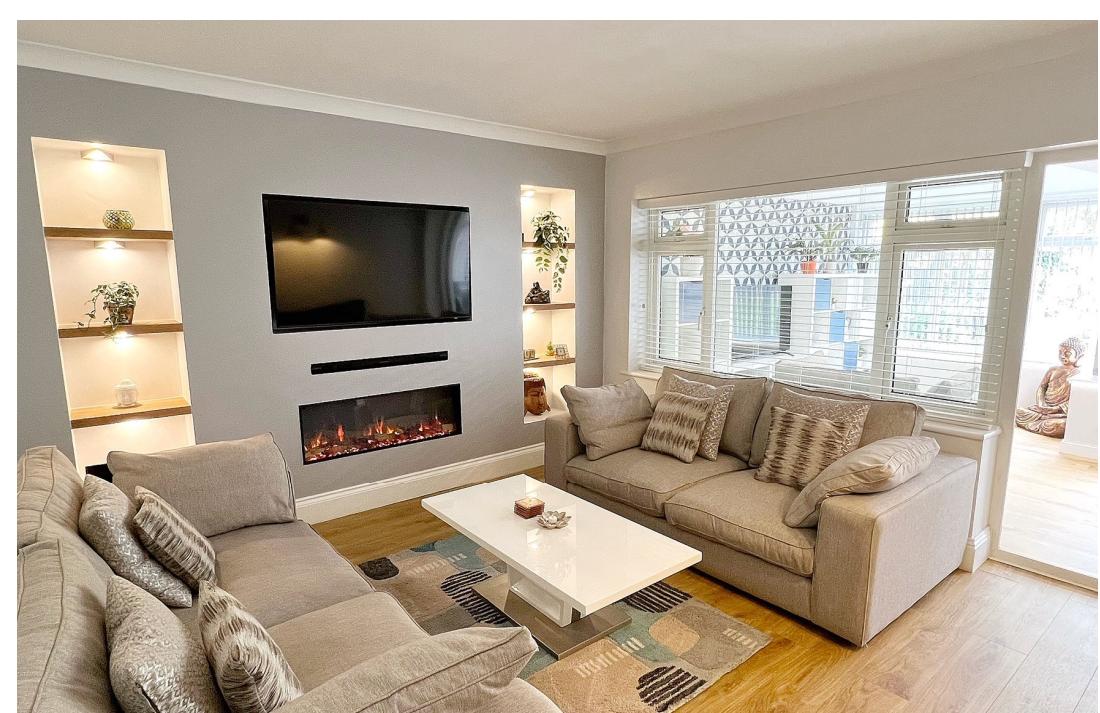
**STAIRS TO LANDING:** Low level door accessing eaves/storage, radiator, opening to:

**BEDROOM ONE:** **16'6" max / 14' min x 13'3"** Pvc double glazed window to rear, single and two double fitted wardrobes with side drawers, further double fitted unit having TV recess above, radiator.

**LARGE EN-SUITE SHOWER ROOM:** **12' x 5'9"** Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, tiling to walls and floor, radiator.

**GARAGE:** **15'8" x 7'9"** Up and over door (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Block paved patio area to a delightful, landscaped rear garden having lawn, pathway, a variety of shrubs and bushes, rear gazebo with seating area, elevated beds, storage shed, timber fencing, twin gates to rear and being of an approximate southerly aspect.



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**TENURE:**

We have been informed by the vendor that the property 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:**

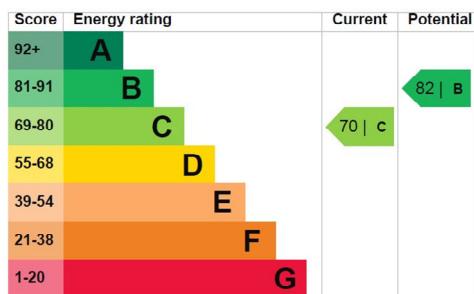
Fitted carpets are included within the sale.

**VIEWING:**

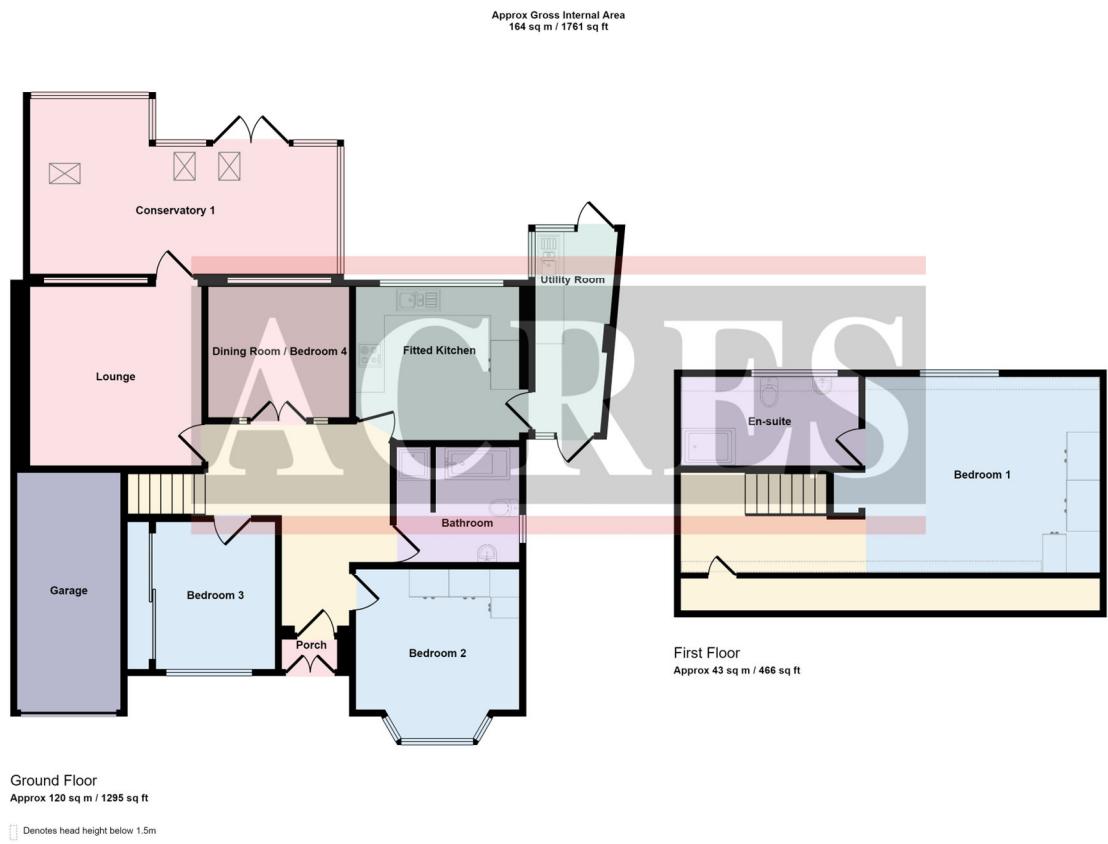
Highly recommended via Acres on 0121 323 3088.

**LOCATION:**

Set off Clarence Road.



Approx Gross Internal Area  
164 sq m / 1761 sq ft



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.