

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Deceptively spacious, detached bungalow
- Three bedrooms
- Well appointed family bathroom with separate shower
- Through lounge/dining room
- Breakfast kitchen
- Separate wc & utility
- Garage
- Sought after location
- Mature, rear garden
- No upward chain



***HARDWICK ROAD, STREETLY, B74 3DN - OFFERS AROUND £525,000***

This delightful, substantial, deceptively spacious, freehold, detached dormer bungalow, is set in a prime, sought after location and is just a short stroll from Streetly Village where there is a variety of facilities and amenities. Also being close to Sutton Park and having well regarded schooling in the area, the property is enhanced further by the provision of gas central heating and double glazing (both where specified). Providing scope for further modernisation and alteration (subject to necessary permissions), the property briefly comprises of enclosed porch, welcoming reception hallway, through lounge/dining room, breakfast kitchen, utility, ground floor bedroom and well appointed family bathroom. To the first floor there are two bedrooms with storage to eaves and separate wc. Externally to the rear is a substantial, mature garden and garage. All of which to fully appreciate, 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:

**PORCH:** Pvc double glazed double doors and windows, tiled flooring, opens to:

**RECEPTION HALL:** Obscure glazed multi-locking door to front, Amtico flooring, useful storage cupboard, stairs off, two radiators.

**BEDROOM ONE:** 11'11" x 10'11" Pvc double glazed window to front, radiator, could be utilised as play room/office.

**GROUND FLOOR BATHROOM:** Obscure double glazed window to side, white suite comprising bath with tiled splash backs, enclosed shower cubicle with sliding glazed doors, wash hand basin, low level wc, tiled walls and floor, wall mounted display/storage unit, chrome ladder style radiator.

**THROUGH LOUNGE/DINING ROOM:** 25'1" x 14'3" max / 10'10" min Two pvc double glazed windows and French doors to rear, obscure pvc double glazed window to side, space for sofas and dining table, feature fireplace with slate hearth, decorative surround and stone mantle, two radiators.

**BREAKFAST KITCHEN:** 12'7" x 10'11" Pvc double glazed windows to rear, glazed door to utility, one and a half bowl stainless steel sink unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, oven/cooker with extractor canopy over, integrated dishwasher, pantry/storage cupboard, glazed window to side, space for breakfast table, wood effect flooring, radiator.

**UTILITY ROOM:** Obscure pvc double glazed door to side, obscure glazed window to front, alcove with plumbing for washing machine, space for dryer, storage area, tiled flooring.

**STAIRS TO LANDING:** Large eaves storage area, storage cupboard.

**BEDROOM TWO:** 11'7" x 11'6" Pvc double glazed window to rear, large storage cupboard, radiator.

**BEDROOM THREE:** 10'11" x 7'4" Pvc double glazed window to side, storage cupboard, radiator.

**GARAGE:** 16'8" x 7'11" Obscure glazed window and door to side, double garage doors to front (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Mature rear garden offering paved patio area leading to large lawn, flanked by borders with shrubs, bushes and trees, gated side entry.



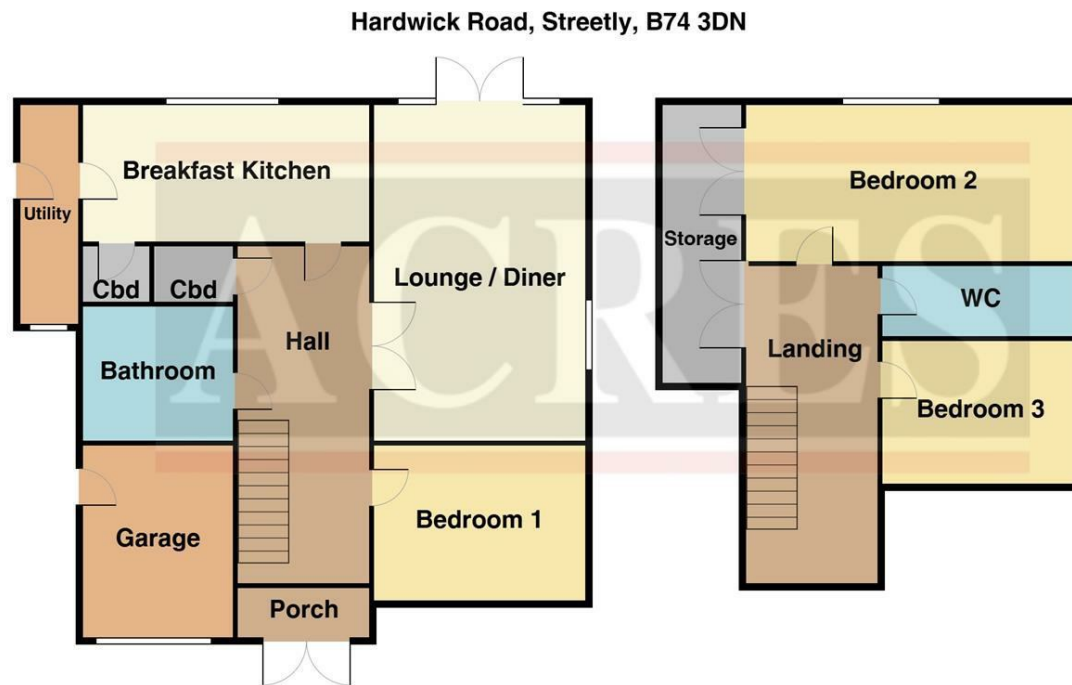
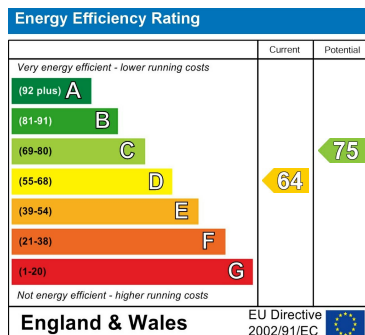




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** F                      **COUNCIL :** Walsall

**VIEWING:** Highly recommended via Acres on 0121 323 3088



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.