

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached bungalow
- Two bedrooms
- Bathroom
- Lounge
- Fitted kitchen
- Garage
- No upward chain
- Sought after location
- Potential for modernisation/alteration



**WALCOT CLOSE, FOUR OAKS, B75 5EF - OFFERS AROUND £300,000**

This freehold, detached bungalow, is set in a central and sought after cul-de-sac location, complemented by gas central heating and pvc double glazing (both where specified). The property is located approximately half a mile from Mere Green shopping centre, which offers a variety of restaurants, cafes, supermarket and other amenities, with Four Oaks having access to excellent public transport links including the Cross City rail line and local bus services. Briefly comprising enclosed porch, reception hall, two double bedrooms, well appointed bathroom, lounge, fitted kitchen and garage, the property additionally benefits from a mature rear garden. To fully appreciate the accommodation on offer and it's potential, we highly recommend an internal inspection.

Set back from the roadway behind a paved, multi-vehicle driveway and fore garden, the property is accessed via:

**ENCLOSED PORCH:** Pvc double glazed sliding doors to front, obscure picture window into bathroom, opening to:

**RECEPTION HALL:** Obscure pvc double glazed window and door to front, radiator.

**LOUNGE:** 20'6" x 11'8" max / 9'4" min Open plan lounge with pvc double glazed patio doors to rear, coal effect feature fireplace having tiled hearth, stone surround and mantle over, bespoke fitted bar with matching dresser unit, display cabinet and shelving, radiator.

**FITTED KITCHEN:** 11' x 8' Pvc double glazed window to rear, stainless steel sink/drainage unit, set into box edged work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, spaces for fridge/freezer and cooker, plumbing for washing machine, useful pantry cupboard, door to garage.

**BEDROOM TWO:** 10'5" max / 8'5" min x 9'10" Pvc double glazed window to front, two double built-in wardrobes with sliding doors, radiator.

**BEDROOM ONE:** 16' max / 11'7" min x 10'3" Pvc double glazed windows to front, double built-in wardrobe with sliding doors, space for matching units, radiator.

**BATHROOM:** Obscure pvc double glazed window to rear, white suite comprising bath with step-in shower, wash hand basin, low level wc, tiled walls, radiator.

**GARAGE:** 21'11" x 8'10" Up and over garage door, obscure pvc double glazed window to side, fitted shelving (Please check the suitability of this garage for your own vehicle).

**OUTSIDE:** Paved patio area with small wall leading to lawn, having borders with mature shrubs and bushes.

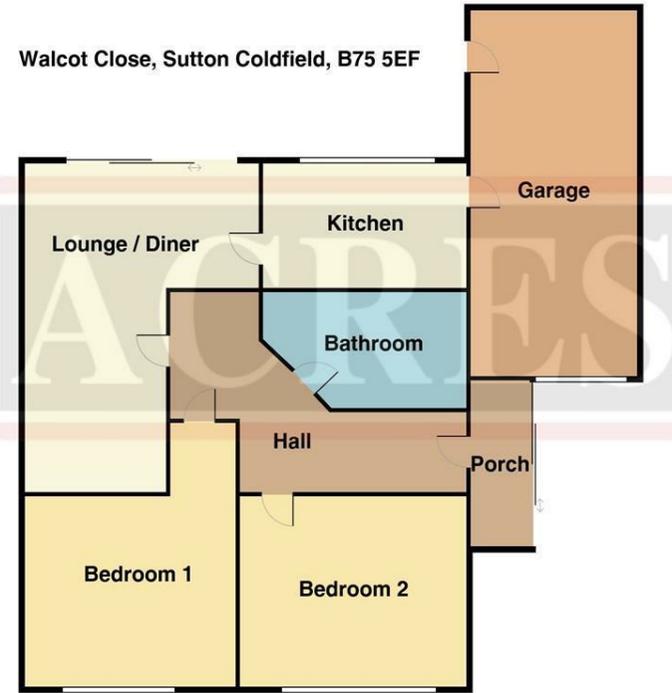


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** D    **COUNCIL:** Birmingham

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.