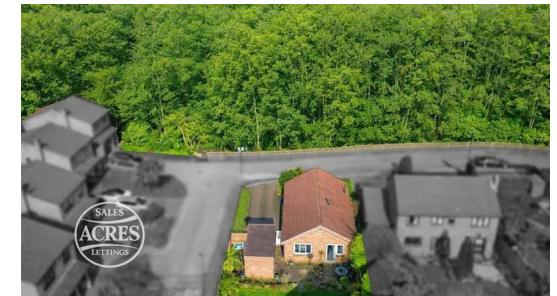


ACRES

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



- Detached bungalow
- Two bedrooms, both with wardrobes
- Well appointed shower room
- Lounge & separate dining area
- Fitted breakfast kitchen
- Detached garage
- Guests cloakroom/wc
- Overlooking Hill Hook Nature Reserve
- Corner plot offering scope & potential (STPP)
- No upward chain



SANDHURST ROAD, FOUR OAKS, B74 4UE - OFFERS OVER £395,000

This well presented, detached bungalow, having no upward chain, is set in a prime, central and sought after cul-de-sac, close to Butlers Lane and Blake Street train stations, providing access via the Cross City rail line to Birmingham and Lichfield city centres. The property is within a short distance of Mere Green where there is a variety of shops, supermarkets, restaurants and other amenities, together with access to local bus services and excellent road links. Positioned on a corner plot, the property offers scope and potential for further alteration subject to necessary planning permission/consent. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises reception hall with guests cloakroom/wc off, lounge and separate dining area, fitted breakfast kitchen, two bedrooms, both with fitted wardrobes and a well appointed shower room. Externally there is a detached garage and an enclosed, private, rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set in a corner position, within this sought after cul-de-sac, opposite Hill Hook Nature reserve providing attractive tree lined views, the property has a fore garden and multi-vehicle driveway, access into:

RECEPTION HALL: Multi-locking obscure pvc double glazed front door, wood effect flooring, large useful storage cupboard, radiator, doors to:

GUEST WC: Obscure pvc double glazed window to side, low level wc, wash hand basin, part tiled walls, ladder style radiator.

LOUNGE: 19'7" max / 18'3" min x 12' Pvc double glazed bay window to front, coal effect feature fireplace having marble hearth, surround and mantle, radiator, archway to:

DINING AREA: 8'7" x 7'8" Pvc double glazed window to front, radiator with cover.

FITTED KITCHEN: 9'10" x 7'8" Pvc double glazed window and multi-locking obscure glazed door to side, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, contemporary tiled splash backs, inset oven and grill, four ring gas hob with extractor canopy over, integrated fridge and freezer, plumbing and space for washing machine, tiled floor, radiator.

INNER HALLWAY: Large useful storage cupboard, doors to:

BEDROOM ONE: 11'1" x 9'10" Pvc double glazed window to rear, two double wardrobes with mirrored sliding doors, radiator.

BEDROOM TWO: 10'7" x 8'7" Pvc double glazed window and French doors to rear, double built-in wardrobe with glazed sliding doors, radiator.

SHOWER ROOM: 6'8" x 5'4" Pvc double glazed obscure window to side, white suite comprising corner enclosed shower cubicle having glazed sliding shower screen, wash hand basin with vanity unit below, low level wc, tiled walls and floor, chrome ladder style radiator.

GARAGE: 16'11" x 8'3" Up and over garage door, door to side, fitted shelving (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area being enclosed by brick built walls and timber fencing, flanked by borders with mature shrubs and bushes, central lawn and door to garage.



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)

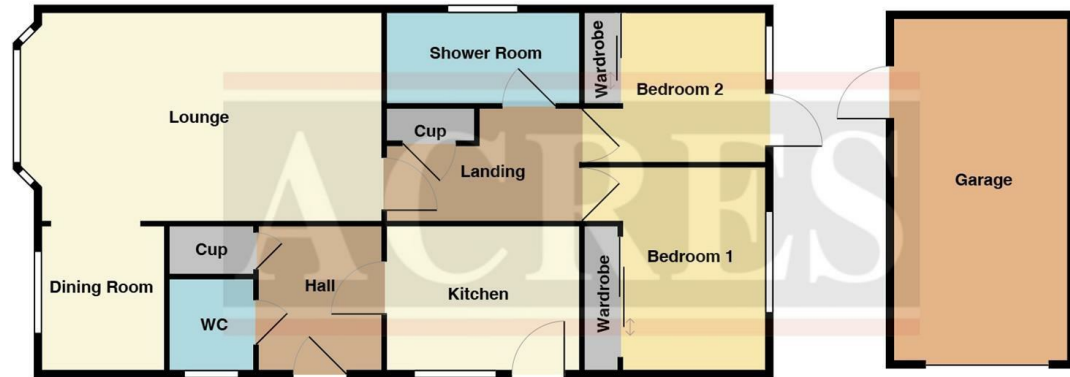
COUNCIL TAX BAND: E **COUNCIL:** Birmingham

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		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



Sandhurst Road, Sutton Four Oaks, Sutton Coldfield, B74 4UE



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.