



- ◆ Three bedrooms
- ◆ Family bathroom
- ◆ Attractive, spacious lounge
- ◆ Extended kitchen/diner with family area
- ◆ Snug/home office
- ◆ Side garage & guests wc
- ◆ Large, landscaped rear garden
- ◆ Close to delightful nature reserve



**49 BRADGATE DRIVE, FOUR OAKS, B74 4XG - OFFERS OVER £460,000**

Set in a sought after cul-de-sac location, just a short stroll from a delightful nature reserve, this much improved, enlarged, immaculate, freehold, semi-detached property, is complemented by the provision of pvc double glazing and gas central heating (both where specified). Positioned close to the Cross City rail line and local bus services, the property is also similarly placed for well regarded schooling and is within walking distance of the delightful Hill Hook Nature Reserve. Located at the head of a cul-de-sac, the accommodation briefly comprises enclosed porch, attractive spacious, lounge, with feature limestone fireplace, snug/home office leading to an enlarged kitchen/diner, ideal for family living with sitting area overlooking the landscaped rear garden. To the first floor there are three bedrooms and a well appointed family bathroom and to the side of the property is a recessed garage. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular tarmac driveway, having courtesy lighting, access is gained to the property via a lawned fore garden with pathway into:

**ENTRANCE PORCH:** Door opens to:

**ATTRACTIVE LOUNGE:** **15'2" max x 13'3" max** Double glazed box window to front, double glazed French doors to rear, feature fireplace with inset remote controlled heater, stairs off to first floor, radiator, door to:

**SNUG/HOME OFFICE:** **9'9" x 7'5"** Double glazed box window to front, radiator and sliding door to:

**OPEN PLAN KITCHEN/DINER:** **17'8" max x 11'9" max** Having a range of modern wall and base units with work surfaces over, having inset sink unit, fitted hob, oven, microwave, fridge/freezer, feature high level radiator, double glazed sliding patio doors to side, door to:

**GUESTS WC:** Low flush wc, wash hand basin and heated towel rail.

**FIRST FLOOR LANDING:** Having double glazed window to rear, loft access, doors to:

**BEDROOM ONE:** **9'5" min to wardrobe doors x 8'8" min** Double glazed window to front, radiator and built-in wardrobe.

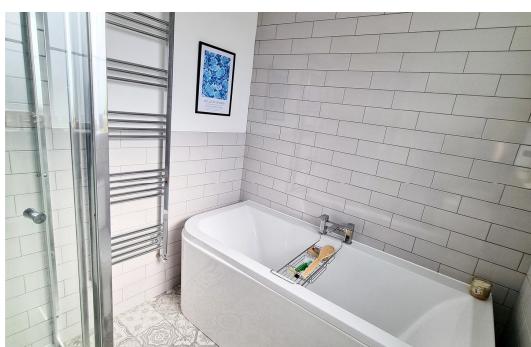
**BEDROOM TWO:** **8'6" min x 7'11" min to wardrobe doors** Double glazed window to front, radiator and built-in wardrobe with mirrored sliding doors.

**BEDROOM THREE:** **7'3" x 6'5"** Double glazed window to rear and radiator.

**BATHROOM:** Obscure double glazed window to rear, matching modern suite comprising bath, shower cubicle with built-in shower, low flushing wc, wash hand basin, part tiled walls, heated towel rail,

**OUTSIDE:** Block paved, lawned and gravelled landscaped rear garden with shrubs and bushes, outside tap, lighting, side gate gives access from the front.

**GARAGE:** **16' x 8'1"** Renewed double doors to front, having power supply, door to side leading to rear garden.



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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:**

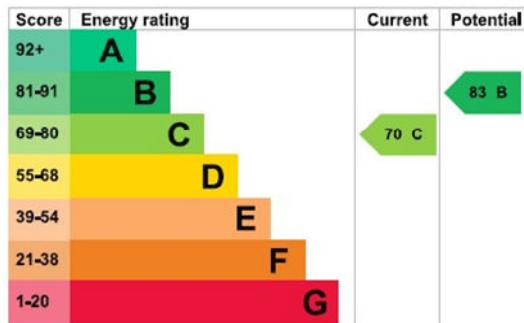
Fitted carpets are included within the sale.

**VIEWING:**

Highly recommended via Acres on 0121 323 3088.

**LOCATION:**

Set off Hill Hook Road



49 Bradgate Drive, Sutton Coldfield, B74 4XG



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.