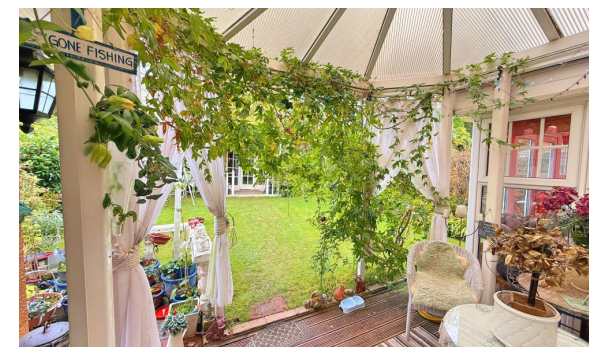


ACRES

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



- ◆ Three bedrooms
- ◆ Well appointed white bathroom
- ◆ Spacious through lounge
- ◆ Dining room
- ◆ Fitted kitchen
- ◆ Rear play room/study
- ◆ Conservatory & loggia style sitting area
- ◆ Adjacent to a delightful nature reserve
- ◆ Set in a small cul-de-sac



43 BRADGATE DRIVE, FOUR OAKS, B74 4XG - OFFERS AROUND £425,000

Set in a central, well regarded location, just a short stroll from excellent public transport links including the Cross City rail line at Blake Street station, the property is similarly placed for local shopping facilities. Furthermore a delightful nature reserve with attractive walkways and sitting areas, is positioned just metres away. Complemented by gas central heating and pvc double glazing (both where specified), this freehold semi-detached property offers enlarged accommodation, which is set at the head of a cul-de-sac. Briefly comprising reception hall, generous through lounge with feature fireplace, rear conservatory, fitted kitchen, dining room, additional play room/study, three bedrooms, family bathroom with white suite and southerly rear garden with loggia styled sitting area. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden with side driveway, access I gained to the property via:

RECESSED PORCH: Pvc double glazed door to:

RECEPTION HALL: Pvc double glazed obscure window to front, radiator.

THROUGH LOUNGE: 22'6" max / 12'6" min x 11'9" max / 9' min Pvc double glazed bow window to front, coal effect living flame gas fire set into a Minster style fireplace with hearth and mantle, two radiators, pvc double glazed patio doors to:

REAR CONSERVATORY: 9'7" x 7'7" Pvc double glazed windows to side and rear with double glazed double French doors to garden.

FITTED KITCHEN: 9'6" max / 7'10" min x 8'7" max / 5'6" min Pvc double glazed window to rear, one and a half bowl sink unit having double base unit beneath, there is a further range of matching units to both base and wall level including drawers, elevated oven having separate grill, microwave recess above, rolled edge work surfaces having tiled splash backs and down lighters, fitted stainless steel gas hob with concealed extractor canopy over, recess for dishwasher, pantry cupboard.

DINING ROOM: 15'10" x 11' Pvc double glazed window and door to front, pvc double glazed French doors to rear study and further pvc double glazed door to rear garden, two double radiator.

PLAY ROOM/STUDY: 7'9" x 7'2" Pvc double glazed double French doors to side and rear, radiator.

STAIRS TO LANDING: Pvc double glazed obscure window to side.

BEDROOM ONE: 11'10" x 11'3" Pvc double glazed window to front, radiator, vanity wash hand basin with base unit beneath, single and three double fitted wardrobes.

BEDROOM TWO: 10'4" max x 9'1" plus door recess Pvc double glazed window to rear, radiator, double fitted wardrobe.

BEDROOM THREE: 8'9" x 7'6" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to front, matching white suite comprising 'P'-shaped bath with shower over and glazed splash screen, vanity wash hand basin with double base unit beneath, low flushing wc, tiling to walls, radiator, airing cupboard.

OUTSIDE: Covered loggia style seating area with timber decking to a lawned rear garden, being of an approximate southerly aspect, having mature shrubs and bushes.



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: D

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Hill Hook Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.