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
- Spacious lounge/diner overlooking the picturesque private rear garden
- Fitted breakfast kitchen
- Two double bedrooms
- Well-appointed modern shower room
- Former conservatory thoughtfully converted into two separate garden rooms
- Private courtyard seating area
- Beautifully maintained, mature rear garden
- Versatile accommodation ideal for downsizers or those seeking single-storey living
- Offered with no upward chain





BICKLEY AVENUE, FOUR OAKS, B74 4DY - OFFERS IN EXCESS OF £425,000

Occupying a prime position on the ever-popular Bickley Avenue, Four Oaks, this delightful two double bedroom detached bungalow offers spacious and versatile single-storey living in one of Sutton Coldfield's most sought-after locations. Beautifully presented throughout, the property enjoys a generous lounge/diner with delightful views across the picturesque private rear garden, a fitted breakfast kitchen, two charming garden rooms created from the former conservatory, and a well-appointed shower room. Complemented by a private courtyard, mature gardens and offered to the market with no upward chain, this is a superb opportunity for those seeking peaceful bungalow living close to excellent local amenities and transport links.

Set in a corner position in a cul-de-sac location, behind a multi-vehicle paved driveway, access to the property is gained via a pvc double glazed door into:

PORCH: Pvc double glazed windows to front and side, tiled flooring, obscure glazed door opens to:

RECEPTION HALL: Useful storage cupboard, radiator, doors to:

LOUNGE: 21'2" x 13' Large pvc double glazed window to rear, large open plan reception room having space for sofas and dining table, two radiators.

FITTED KITCHEN: 11'6" x 9'7" Pvc double glazed window to rear, one and a half bowl stainless steel sink/drainer unit set into box edged work surfaces, there is a range of oak style fitted units to both base and wall level including drawers, breakfast bar and bench, integrated fridge/freezer, ceramic hob with extractor over, inset oven/grill, tiled flooring, plumbing and space for washing machine, radiator, glazed door to:

SUN ROOM ONE: 12'2" x 10' & SUN ROOM TWO: 10' x 9'11" Pvc double glazed windows to front, side and rear, separated into two separate sections as it was a former conservatory but now has hard roof.

BEDROOM ONE: 13'1" x 9'7" Pvc double glazed window to front, three double built-in wardrobes, radiator.

BEDROOM TWO: 12'6" x 8'11" Pvc double glazed window to front, radiator.

SHOWER ROOM: 7' x 6'5" Obscure pvc double glazed window to side, suite comprising enclosed shower with glazed shower screen, low level wc, wash hand basin, radiator, part tiled walls, wood effect flooring.

GARAGE: 13'4" x 7'8" Rolling electric garage door to front, double glazed window to side, shelving to wall (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved courtyard to side for seating, lawned area with mature shrubs, bushes and trees to side, having a good degree of privacy, space for sheds/summerhouse, offering scope for further development (subject to any necessary planning permissions/consents)





















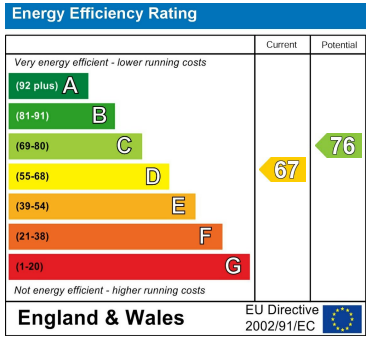
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

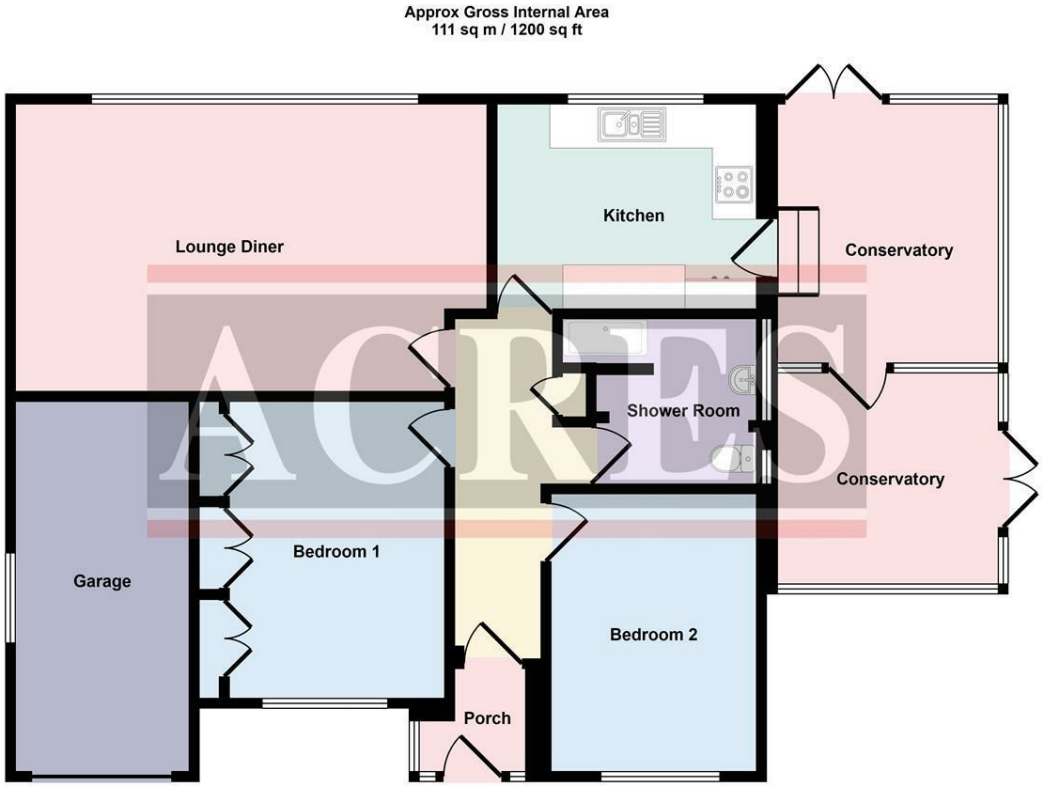
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.