

ACRES

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- Dormer bungalow
- Recently refurbished
- Three bedrooms
- Well appointed bathroom
- Rear lounge
- Attractive breakfast kitchen
- Side garage
- Mature rear garden
- No upward chain
- Sought after location



SARA CLOSE, FOUR OAKS, B74 4BW - OFFERS AROUND £375,000

This well presented and improved, recently renovated, freehold, semi-detached dormer bungalow, is set in a prime, central and sought after location. Within a few hundred metres of Mere Green shopping centre, where there is a variety of facilities, amenities, restaurants and cafes. Set close to well regarded schooling and having excellent public transport links, by way of bus services and the Cross City rail line at Butlers Lane, the property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising welcoming reception hallway, rear lounge, breakfast kitchen, two ground floor bedrooms, well appointed bathroom, first floor additional bedroom/hobby room, side garage and a mature rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a driveway with side lawn, access to the property is gained via

RECEPTION HALL: Obscure double glazed door to front, tiled flooring, radiator.

LOUNGE: 12'1" x 11' Pvc double glazed window to rear, radiator, stairs to first floor.

BREAKFAST KITCHEN: 13'11" x 9'3" Pvc double glazed windows to rear, stainless steel sink drainer unit inset into rolled edge work surfaces, there is a range of matching fitted high gloss units to both base and wall level including drawers, fitted oven with four ring gas hob over and extractor canopy above, breakfast bar having space for two stools, tiled flooring, radiator.

BEDROOM ONE: 9'11" x 9'4" Pvc double glazed window to front, radiator.

BEDROOM TWO/POTENTIAL DINING ROOM: 13'5" x 10'6" Pvc double glazed window to front, radiator.

BATHROOM: 7'5" x 6'1" Two obscure pvc double glazed windows to side, matching white suite comprising bath with shower over, tiled walls, low level wc, wash hand basin, chrome ladder style radiator, storage cupboard.

FIRST FLOOR BEDROOM: 14'2" x 13'1" max / 8'6" min Two Velux skylights for front and rear, eaves storage, two radiators.

GARAGE: 22'10" x 8'5" Two glazed windows to rear, two further glazed windows to side, double opening garage door and door to side (Please check the suitability of this garage for your own vehicle)

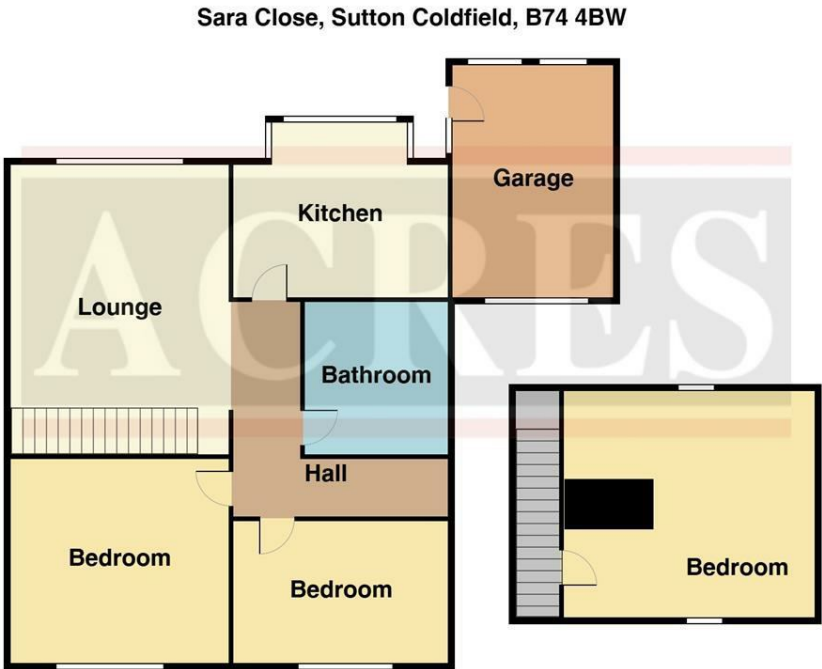
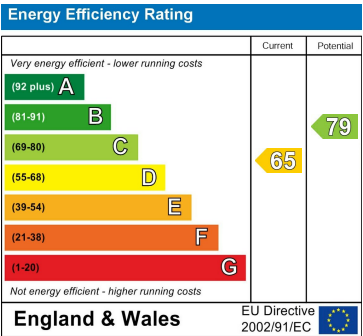
OUTSIDE: Paved patio area having steps leading to lawn, having tiered secondary rear lawn area, shrubs and bushes screened by mature trees to rear, greenhouse.



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 : D

VIEWING: Highly recommended via Acres on 0121 323 3088



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.