



- ◆ Four bedrooms
- ◆ Large en-suite shower room
- ◆ Substantial family bathroom
- ◆ Imposing, welcoming reception hall
- ◆ Attractive spacious lounge
- ◆ Rear conservatory
- ◆ Dining room
- ◆ Fitted breakfast kitchen
- ◆ Optional snug/bedroom four
- ◆ Twin garages, utility & stores
- ◆ Well stocked, southerly rear garden



17 BENNETT ROAD, FOUR OAKS, B74 4TJ- OFFERS AROUND £765,000

This most imposing, attractive, substantial, freehold, detached bungalow, is set in a prime, central and sought after location, just a short stroll from Sutton Park and is similarly placed for an array of shopping facilities at 'The Crown'. Local public transport is readily available, as is access to the Cross City rail line at both Four Oaks and Blake Street/Butlers Lane stations. Complemented by gas central heating and pvc double glazing (both where specified), the property additionally has the security of an alarm system. To fully appreciate the property on offer, its true proportions, many features, style and character, we highly recommend an internal inspection. Briefly comprising enclosed porch, substantial, welcoming reception hall, attractive lounge, rear conservatory, dining room, fitted breakfast kitchen opening to a side lobby, having utility room off, a garden wc and further store rooms. The property offers the option of four bedrooms, three being generous doubles, the master having fitted wardrobes and a large, white en-suite shower room. The fourth bedroom could be utilised as preferred, alternatively as a snug or home office, furthermore there is a generous family bathroom. Set to the sides, you will find twin single car garages and to the rear, a delightful, well stocked and private, southerly rear garden.

Set back from the roadway behind a sweeping, wide fore garden, having substantial, tarmac, in & out driveway, access is gained to the property via a pvc glazed door set into an archway, opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front, double glazed door to:

WELCOMING RECEPTION HALL: 16'4" x 11'2" Pvc double glazed window to front, radiator.

ATTRACTIVE LOUNGE: 18'1" x 13'4" Pvc double glazed square bay window to side, further wide double glazed window and French door to rear, coal effect living flame gas fire set on a tiled hearth having briquette surround, two radiators.

CONSERVATORY: 13' x 11'1" Pvc double glazed windows to side and rear with double glazed French door to garden.

DINING ROOM: 13'7" x 7'4" max / 6'2" min Pvc double glazed window to rear, radiator, twin doors to:

FITTED BREAKFAST KITCHEN: 13'3" x 11'10" Pvc double glazed window to rear, one and a half bowl sink unit having base unit beneath, there is a further range of fitted units to both base and wall level including drawers, integrated dishwasher and fridge, elevated stainless steel oven having separate grill, complementary rolled edge work surfaces with tiled splash backs, fitted gas hob having extractor canopy over, double radiator, space for breakfast table.

SIDE PASSAGEWAY: Having two deep storage cupboards off.

LAUNDRY ROOM: 8'9" x 5' Pvc double glazed window to rear, single drainer sink unit, fitted wall and base units, space for washing machine, dryer and fridge/freezer.

SEPARATE WC: Pvc double glazed window to rear, white low flushing wc.

REAR LOBBY/STORE: 9'3" x 8'9" Pvc double glazed windows and double glazed double French doors to side, door to garage.

BEDROOM ONE: 14'5" max x 13'5" / 11'6" min x 16' max / 13'10" min Pvc double glazed bay window to front, two radiators, two double fitted wardrobes with storage cupboards over, double built-in wardrobe.

LARGE EN-SUITE SHOWER ROOM: 12'9" x 7'1" Pvc double glazed obscure windows to side and rear, matching white suite comprising shower cubicle, wash hand basin with side double base unit, low flushing wc, two further double base units with dressing table style top, radiator.

BEDROOM TWO: 15'4" max / 13'2" min x 11'10" Pvc double glazed bay window to front, radiator.

BEDROOM THREE: 12'6" x 9' Pvc double glazed window to side, two double built-in/fitted wardrobes, side tallboy drawer unit, radiator.

BEDROOM FOUR/OPTIONAL SNUG: 12'6" x 7' Pvc double glazed window to side, double radiator.

BATHROOM: Two pvc double glazed obscure windows to side, matching white suite comprising bath, vanity wash hand basin with base unit beneath, low flushing wc, enclosed separate shower cubicle, tiling to walls and floor, radiator.

SINGLE GARAGE ONE: 17' x 8'6" Up and over door, door and window to rear lobby. **(Please check the suitability of this garage for your own vehicle)**

SINGLE GARAGE TWO: Set to the side **(Please check the suitability of this garage for your own vehicle)**

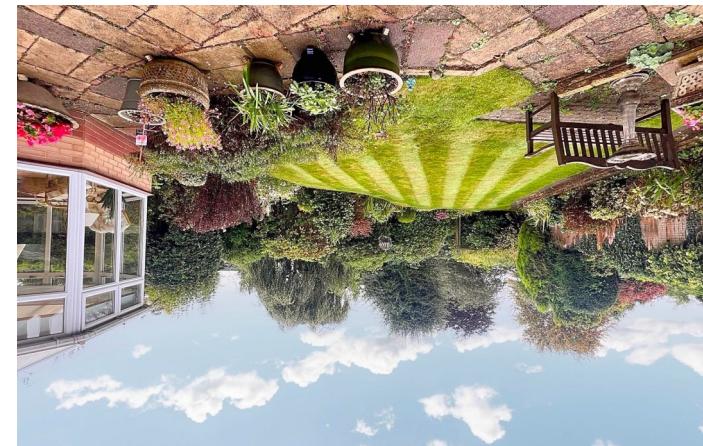
OUTSIDE: Paved patio area to a lawned rear garden, flanked by borders having an abundance of shrubs and bushes, timber fencing, offering a high degree of privacy and being of an approximate southerly aspect.

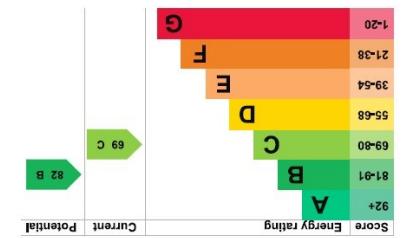


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

Every care has been taken with the preparation of these Particulars but completeness 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, 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, fixtures or fittings are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



TENURE:		We have been informed by the vendor that the property freehold. (Please note that the tenure should be confirmed by any prospective purchaser's solicitor)																	
COUNCIL TAX BAND:		G																	
FIXTURES & FITTINGS:		Fitted carpets are included within the sale.																	
VIEWING:		Highly recommended via Acres on 0121 323 3088.																	
LOCATION:		Set off Streetly Lane/Walsall Road																	
FLOORPLAN:																			
ENERGY RATING:		<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>39-54</td><td>E</td></tr> <tr><td>21-38</td><td>F</td></tr> <tr><td>1-20</td><td>G</td></tr> </tbody> </table>		Score	Energy rating	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G
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