

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Semi-detached bungalow
- Two bedrooms
- Shower room
- Lounge
- Fitted kitchen
- Rear conservatory
- Side lobby & garage
- No upward chain
- Great scope & potential
- Set in a popular location



**BEEHCROFT CRESCENT, STREETLY, B74 3SH - OFFERS AROUND £340,000**

Positioned in a well regarded location within Streetly, this semi-detached bungalow is set close to local bus services and shopping facilities. Having scope and potential, the property benefits from having no upward chain. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises reception hall, lounge, fitted kitchen, rear conservatory, side lobby, two bedrooms, bathroom and garage. Externally there is off road parking and a mature rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a paved driveway, access is gained via a side obscure glazed multi-locking front door into:

**RECEPTION HALL:** Wood effect flooring, radiator, opening to:

**LOUNGE:** 18'6" x 11'5" Pvc double glazed sliding doors to conservatory, coal effect feature fireplace with marble hearth and surround, radiator.

**CONSERVATORY:** 9'7" x 9'4" Pvc double glazed windows to side and rear, French doors to side, wood effect flooring.

**FITTED KITCHEN:** 11'1" x 8'9" Pvc double glazed window to lobby, one and a half bowl sink/drain unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, tiled splash backs, inset oven and grill, ceramic hob with extractor canopy over, plumbing and space for washing machine, space for fridge/freezer, radiator, wood effect flooring.

**BEDROOM ONE:** 12'9" x 10'11" Pvc double glazed window to front, built-in wardrobes, a variety of drawers, radiator.

**BEDROOM TWO:** 9'3" x 8'2" Pvc double glazed window to front, radiator.

**SHOWER ROOM:** 6'5" x 5'4" Obscure pvc double glazed window to side, wet room area with floor drain, wall hung sink unit, low level wc, chrome ladder style radiator.

**LOBBY:** Pvc double glazed window to rear, space for tumble dryer.

**OUTSIDE:** Mature, well maintained rear garden having patio area leading to lawn, having borders with mature shrubs and bushes.

**GARAGE:** 17'2" x 8'1" Up and over garage door (Please check the suitability of this garage for your own vehicle)

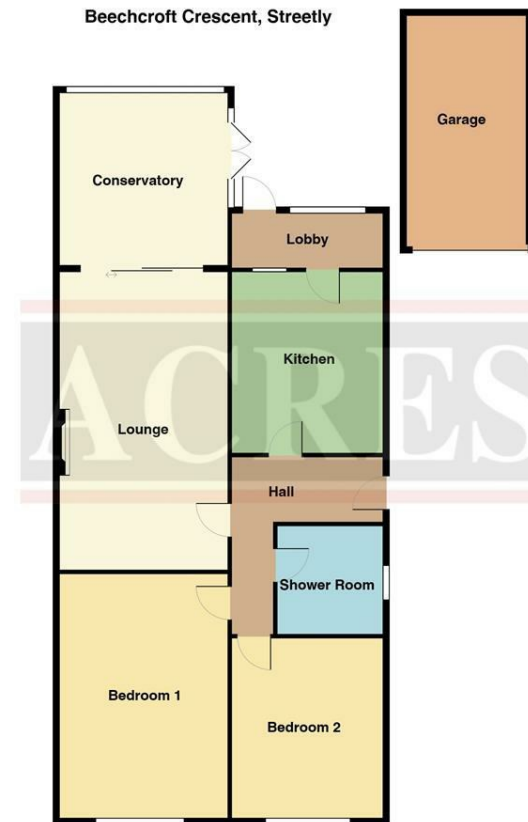


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** D    **COUNCIL:** Walsall

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.