

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Semi-detached bungalow
- Two bedrooms
- Well appointed shower room
- Lounge with feature fireplace
- Rear conservatory
- Fitted kitchen with appliances
- Side recessed garage
- Enclosed rear garden
- No upward chain
- Sought after location



**BEEHCROFT CRESCENT, STREETLY, B74 3SH - OFFERS AROUND £350,000**

This well presented, semi-detached bungalow, is set in a prime, central and sought after location, close to local shops and well regarded schooling. Having bus links and access to the Midlands motorway network, 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, two bedrooms and a well appointed shower room. Externally the property has a side recessed garage and mature rear garden. All of which to appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle paved driveway with fore garden, access to the property is gained through the side of the property via an obscure pvc double glazed multi-locking front door into:

**RECEPTION HALLWAY:** Obscure pvc double glazed window to side, oak effect flooring, radiator with cover, doors to:

**LOUNGE:** 18'5" x 11'4" Pvc double glazed sliding doors to conservatory, coal effect feature fireplace with marble hearth, surround and oak effect mantle, two radiators.

**CONSERVATORY:** 10'7" x 9'7" Pvc double glazed windows to rear and side with double French doors to side, tiled flooring, radiator.

**FITTED KITCHEN:** 11'9" x 8'9" Obscure pvc double glazed door and double glazed window to rear, one and a half bowl sink/drain unit set into rolled edge work surfaces, tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including drawers, inset oven and grill, integrated dishwasher, fridge and freezer, plumbing and space for washing machine, tiled flooring.

**BEDROOM ONE:** 12'9" x 11'1" Pvc double glazed window to front, two double built-in wardrobes and overhead storage, matching bedside units, radiator.

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

**SHOWER ROOM:** 6'4" x 5'4" Obscure pvc double glazed window to side, matching suite comprising double walk-in shower with feature tiled splash backs and glazed shower screen, wash hand basin with vanity unit, built-in low level wc, tiled walls and floor, chrome ladder style radiator.

**SIDE RECESSED GARAGE:** Up and over garage door, fitted wall units and shelving (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area with three seating areas, lawn with borders having mature shrubs and bushes, enclosed by timber fencing.

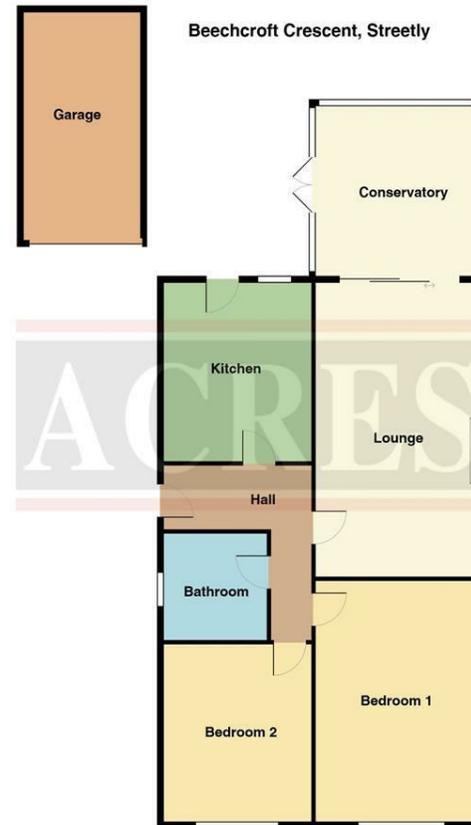


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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.