

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Semi-detached bungalow
- Three bedrooms
- Family bathroom
- Through lounge/dining room
- Fitted breakfast kitchen
- Side recessed garage
- Car port
- Mature rear garden
- Sought after location
- Close to well regarded schooling



MERE POOL ROAD, FOUR OAKS, B75 6ND - OFFERS AROUND £385,000

This well presented, semi-detached bungalow, is set in a prime, central location, close to well regarded schooling. Having Mere Green within a short distance, there is access to a variety of shops, supermarkets and amenities, together with public transport links by way of local bus services and the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises porch, reception hall, through lounge/dining area, fitted breakfast kitchen, three bedrooms, family bathroom, side recessed garage, secure car port and a mature rear garden. All of which to fully appreciate the accommodation, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway, with central flower bed and space and availability for EV (Electric Vehicle) charging point, access to the property is gained via a pvc double glazed door into:

PORCH: Pvc double glazed windows to front and side, obscure pvc double glazed multi-locking front door opens to:

RECEPTION HALL: Wood effect flooring, useful storage cupboard, doors into:

FITTED KITCHEN: 15'3" x 9'6" Pvc double glazed windows to front and side, one and half bowl sink/drainage unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, complementary tiled splash backs, inset four ring gas hob with extractor canopy over and eye level oven/grill, space and plumbing for washing machine, space for American style fridge/freezer, space for breakfast bar, tiled flooring, radiator.

THROUGH LOUNGE/DINING ROOM: 19'11" x 12'10" max / 11'8" min Pvc double glazed bay window to front, fitted shutters, gas coal effect feature fireplace with brick surround, hearth and mantle, two alcove for fitted shelving/storage, wood effect flooring, radiator, door to:

INNER HALLWAY: Two useful storage cupboards, doors off to:

BEDROOM ONE: 14'4" x 9'8" Pvc double glazed window to rear, double built-in wardrobe/storage cupboard, wood effect flooring, radiator.

BEDROOM TWO: 12' x 10'6" Pvc double glazed window and French doors to rear, wood effect flooring, radiator.

BEDROOM THREE: 8'8" x 7'7" Pvc double glazed window to side, potential to be utilised as a dining/play room, wood effect flooring, radiator.

FAMILY BATHROOM: 8'9" x 5' Obscure pvc double glazed window to side, matching suite comprising walk-in double shower with sliding glazed screen, tiled splash backs, wash hand basin with vanity unit below, low level wc, wall mounted storage cupboard, tiled flooring, ladder style radiator.

CAR PORT: Has electric door for security, leading to a large car port, offering the potential for extension (subject to planning permissions), leading to:

RECESSED GARAGE: 17'9" x 9'5" Double opening doors, two glazed windows to side. (Please check the suitability of this garage for your vehicle)

OUTSIDE: Paved patio area with steps leading up to lawn, having shrubs and bushes.



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 :** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
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 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.

