

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Recently renovated & extended dormer bungalow
- Three spacious double bedrooms
- Family bathroom
- Additional shower room
- Stylish open plan kitchen/diner with garden room
- Generous & well appointed lounge
- Occupying a desirable corner position
- Finished throughout to a high standard
- Detached garage
- Close to well regarded local schools & excellent public transport links



**MEADOWSIDE ROAD, FOUR OAKS, B74 4SL - OFFERS AROUND £575,000**

This impressive three bedroom dormer bungalow on Meadowside Road, Four Oaks, has been thoughtfully extended and renovated to provide spacious and versatile living. The home combines modern finishes with a practical layout, featuring three double bedrooms, a welcoming family lounge and an open plan kitchen/diner flowing into a bright garden room. Occupying a prominent corner position, the property further benefits from a shower room, alongside a well appointed family bathroom. Benefiting from a detached garage the property also has gas central heating and pvc double glazing (both where specified). The property is conveniently positioned for excellent schools and is just a short walk from Butlers Lane train station. Having local shops on Clarence Road, and only minutes from Mere Green, this property offers a superb opportunity for families and commuters alike. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway on a corner position with side multi-vehicle driveway with garden to fore and side, walkway leading to:

**RECEPTION HALL:** Composite multi-locking front door with pvc double glazed obscure inset, double glazed windows to side, wood effect flooring, space for three large storage units, two useful storage cupboards, wood effect flooring, stairs off, radiator, doors to:

**LOUNGE:** 15'2" x 12'2" Pvc double glazed window to side, coal effect feature fireplace with marble hearth and surround, radiator, glazed sliding doors to:

**GARDEN ROOM:** 24'3" x 7'8" Pvc double glazed windows to front and side, French doors to side, wood effect flooring, open plan space leading into:

**OPEN PLAN KITCHEN/DINER:** 13'7" x 11'5" Pvc double glazed window to side, one and a half bowl stainless steel sink/drainage unit set into box edged work surfaces, there is a range of fitted units to both base and wall level including drawers, central breakfast bar/island with additional storage and a variety of drawers, integrated Hotpoint oven and grill, four ring induction hob, integrated fridge/freezer, plumbing and space for washing machine, plumbing for dishwasher, wood effect flooring throughout.

**BEDROOM TWO:** 12'4" x 11'1" Pvc double glazed window to front, radiator, space for double bed, double wardrobes, bedside units and dresser.

**BEDROOM THREE:** 9'3" x 8'9" Pvc double glazed window to side, radiator, versatile room could be used as a bedroom or snug.

**FAMILY BATHROOM:** 8'7 x 8'5" max / 5'7" min Obscure pvc double glazed window to side, white suite comprising 'P'-shaped bath with shower over, glazed splash screen and tiled splash backs, low level wc, wall hung sink unit, tiled splash backs, chrome ladder style radiator.

**STAIRS TO LANDING:** Useful storage, additional storage to eaves, doors to:

**BEDROOM ONE:** 13'1" x 11'5" Pvc double glazed window to side, built-in storage cupboard, radiator.

**SHOWER ROOM:** 10'8" x 6'8" Velux skylight, white suite comprising shower cubicle with glazed sliding doors, wall hung sink unit, tiled splash backs, chrome ladder style radiator.

**OUTSIDE:** Private, low maintenance rear garden with paving and a variety of mature shrubs and bushes, separated into two tiers, ideal for seating and entertaining, leading to:

**DETACHED GARAGE:** 26'8" x 9'6" Up and over electric garage door, pvc double glazed windows to side and rear, solid door side. (Please check the suitability of this garage for your own vehicle)

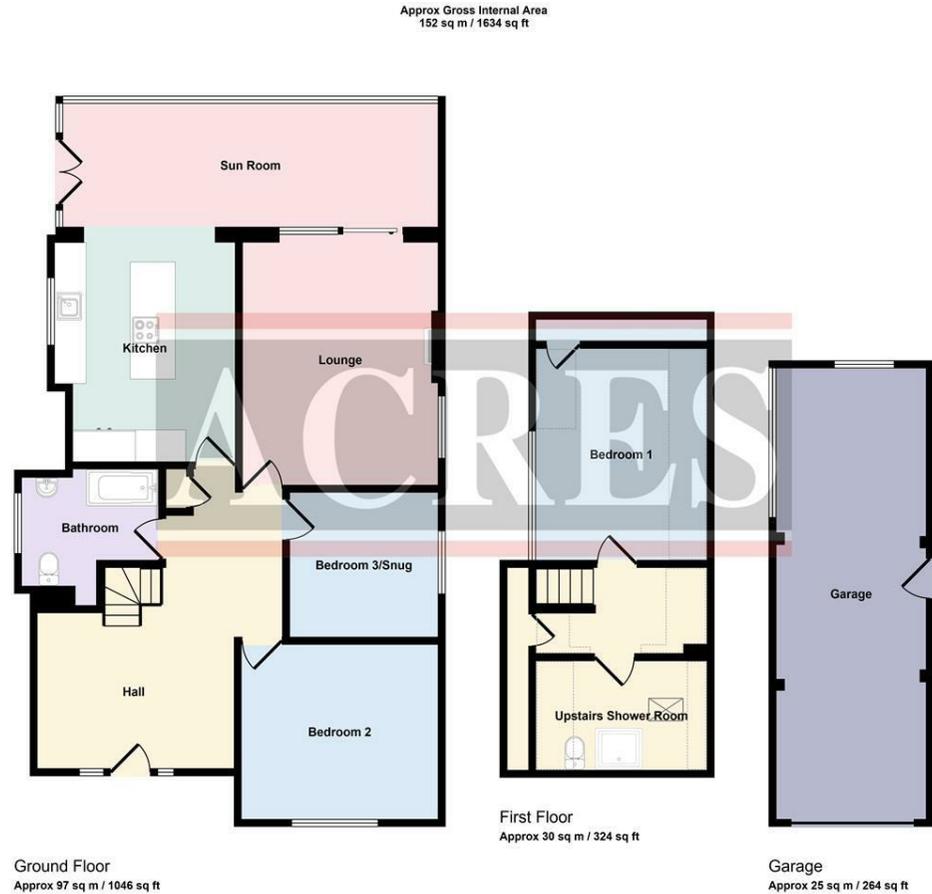


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** E                      **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

