

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Detached bungalow
- ◆ Two double bedrooms
- ◆ Shower room
- ◆ Lounge
- ◆ Conservatory
- ◆ Breakfast kitchen
- ◆ Single garage
- ◆ Well maintained rear garden
- ◆ NO UPWARD CHAIN



3 HAREWELL DRIVE, FOUR OAKS, B75 6RU - OFFERS AROUND £400,000

Located within this sought after, central position in Four Oaks, this freehold, detached bungalow provides excellent living accommodation and the scope for alteration (subject to planning permissions). Local shopping facilities and amenities are all within walking distance and benefits from a range of coffee shops, restaurants and supermarkets at Mere Green. The Cross City rail line can be accessed via Four Oaks station and has readily available bus services, all providing an easy commute to surrounding towns and cities. Complemented by gas central heating and pvc double glazing (both where specified), this spacious bungalow briefly comprises welcoming reception hallway, two double bedrooms, family lounge leading to conservatory, fitted breakfast kitchen and recessed single garage. Additionally there is a mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, with side lawn, access is gained to the accommodation via:

ENTRANCE HALLWAY: 11'7" x 8'8" max / 4'3" min Multi-locking obscure double glazed door, radiator.

LOUNGE: 15'6" x 15'6" Two obscure double glazed windows to side, fireplace with electric fire, radiator, glazed door to:

FITTED BREAKFAST KITCHEN: 11'7" x 10'7" Pvc double glazed window to rear, obscure double glazed door to side, there is a range of fitted units to both base and wall level including drawers, electric oven, grill and hob with extractor canopy over, space for fridge/freezer, pan drawer units, stainless steel sink unit with rolled edge work surfaces, space for table.

CONSERVATORY: 13'5" x 7'2" Double glazed windows and French doors to garden, tiled floor.

GUESTS WC: Low level wc with wall hung sink unit and obscure double glazed window to side, tiled splash backs.

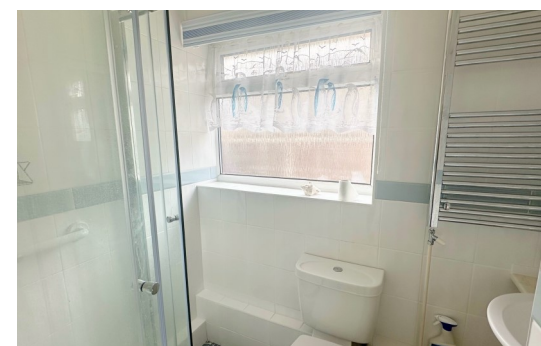
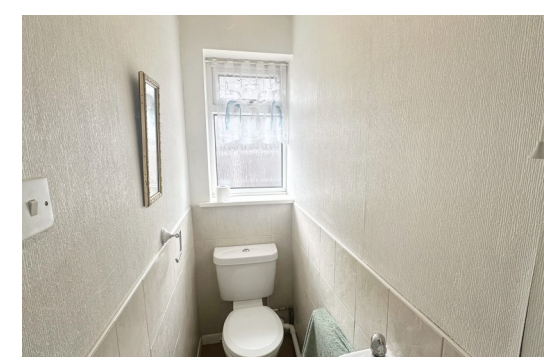
BEDROOM ONE: 13'3" x 9'11" Pvc double glazed window to front, two double built-in wardrobes, chests of drawers, built-in dressing table.

BEDROOM TWO: 10'11" x 9'11" Pvc double glazed window to front, radiator.

SHOWER ROOM: 6'11" x 5'6" Obscure double glazed window to side, enclosed shower cubicle with sliding doors, low level wc, sink with vanity unit and separate storage cupboard.

OUTSIDE: Mature rear garden with a variety of shrubs & bushes, patio area for seating, additional space with shed.

GARAGE: 16'4" x 8'11" Up and over garage door with door and window to rear. **(Please check the suitability of this garage for your own vehicle)**



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE:

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

COUNCIL TAX BAND:

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FIXTURES & FITTINGS:

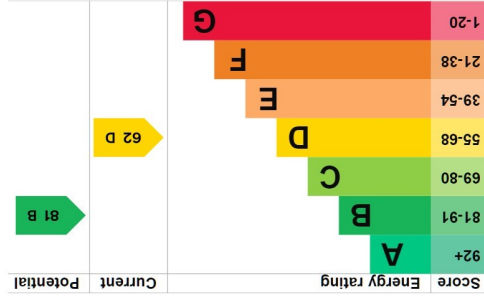
Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Heath Croft Road.



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.