

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Detached bungalow
- ◆ Two bedrooms
- ◆ Bedroom one with fitted wardrobes
- ◆ Bathroom
- ◆ Spacious lounge with fireplace
- ◆ Fitted kitchen with dining area
- ◆ Garage & car port
- ◆ Well maintained rear garden
- ◆ NO UPWARD CHAIN



5 HAREWELL DRIVE, FOUR OAKS, B75 6RU - OFFERS AROUND £375,000

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 reception hallway, two double bedrooms, bedroom one having fitted wardrobes, bathroom, lounge with fireplace, fitted kitchen with breakfast/dining area and recessed single garage with car port. 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-vehicle driveway, there is a door to the side car port/garage, access is gained to the property via:

RECEPTION HALLWAY: 11'6" x 7'7" Obscure glazed door with two useful double storage cupboards, radiator.

LOUNGE: 16'3" x 14'6" Double glazed patio doors to rear, two pvc double glazed windows to side, traditional fireplace with stone surround and hearth, radiator.

KITCHEN/DINING AREA:

Kitchen: 9'11" x 9'8" Double glazed window to rear, pvc double glazed obscure door to side, there is a range of fitted units to both base and wall level including drawers, square edged work surfaces, single drainer sink unit, tiled splash backs, space for oven, grill, fridge/freezer, plumbing for washing machine.

Diner: 12'10" x 10'6" Obscure glazed door to side, two useful storage cupboards, fireplace with tiled hearth, radiator.

BEDROOM ONE: 13'6" x 9'11" Pvc double glazed bay window to front, two double fitted and one single fitted wardrobes with overhead storage, radiator.

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

BATHROOM: 7'10" x 5'5" Obscure glazed window to side, matching suite comprising bath with shower over and glazed splash screen, sink unit, low level wc, radiator, tiled walls and flooring, storage cupboard.

OUTSIDE: Paved patio area leading to a tiered lawn, having a variety of shrubs and bushes, further paved area with greenhouse.

GARAGE: 13'3" x 9'6" Up and over garage door with glazed windows to side. **(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: E

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Heath Croft Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Harewell Drive, Sutton Coldfield, B75 6RU



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.