



2 NETHERSTONE GROVE, FOUR OAKS B74 4DT

PRICE GUIDE £795,000

Set in a prime, central, sought after location just a short stroll from a most attractive, mature, nature reserve with pool and walkways, the property is similarly placed, just a short stroll from both the Cross City rail line and local bus services. A highly deceptively spacious, much improved and enlarged, freehold, detached bungalow, set on a sweeping corner plot, the property additionally features a private, southerly rear garden and is complemented by gas central heating and PVC double glazing (both where specified). To fully appreciate the property on offer, it's true proportions and host of improvements, we highly recommend an internal inspection. Briefly comprising reception hall with guests cloakroom/w.c. off, spacious rear lounge, dining room, large rear conservatory, fitted kitchen with integrated appliances, utility room, day room/bedroom four, three further bedrooms, the master suite having a substantial, fitted dressing room off, in turn opening to a well appointed en-suite bathroom, there is a second en-suite shower room to bedroom two, which also offers fitted wardrobes, together with a renewed main shower room, the property additionally has a double car garage.

Set back from the roadway behind a multi vehicular tarmac driveway, there are lawned gardens to fore and side together with shrubs and bushes, access is gained to the property via:

RECESSED PORCH: Half obscure, PVC double glazed door opens to:

RECEPTION HALL: PVC double glazed window to front, radiator.

GUESTS CLOAKROOM/W.C.: PVC double glazed obscure window to front, white low flushing w.c, wash hand basin, half height tiling to walls, chrome ladder style radiator.

SPACIOUS LOUNGE: 20'0" x 11'10" PVC double glazed window to side with further double glazed windows and central double glazed double French doors to conservatory, 'Minster' styled stone fireplace with hearth and mantel, inset coal effect, living flame gas fire, double and single radiators.



DINING ROOM: 12'1" x 9'10" PVC double glazed window to side, radiator.

LARGE REAR CONSERVATORY: 15'2" x 12'0" PVC double glazed windows to sides and rear together with double glazed, double French door to patio, two double radiators.

FITTED KITCHEN: 15'3" x 9'3" PVC double glazed windows to front and side, one and half bowl sink unit set into granite worksurface with upstands and tiled splashbacks, there is a comprehensive range of fitted units to both base and well level including draws, integrated fridge, freezer and dishwasher, elevated stainless steel oven with separate microwave, flush fitting hob having stainless steel extractor canopy over, double radiator, Karndean flooring.

UTILITY ROOM: 15'3" x 5'6" PVC double glazed windows to front and side, together with part double glazed door, single drainer sink unit, fitted wall and base units, rolled edge worksurfaces with tiled splashbacks, recesses for washing machine and dryer, radiator, Karndean flooring, door to garage.

INNER HALLWAY: Radiator, airing cupboard.

MASTER BEDROOM: 11'10' x 11'8" plus door recess PVC double glazed window to rear, radiator, wide archway to:

SUBSTANTIAL DRESSING ROOM/HOME STUDY: 18'8" max x 7'10" min x 17'1" max x 9'8" min PVC double glazed windows to front and rear two single and five double fitted wardrobes, fitted dressing table with draws, two radiators.

LARGE EN-SUITE BATHROOM: Well appointed white suite comprising bath, vanity wash hand basin having a range of fitted units beneath, low flushing w.c., bidet, enclosed separate shower cubicle with glazed splashscreens, tiling to walls and floor, chrome ladder style radiator.

BEDROOM TWO: 13'8" to wall x 11'8" to wardrobes x 11'0" PVC double glazed bow window to front, radiator, three double fitted wardrobes.

EN-SUITE SHOWER ROOM: PVC double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with side, wide, granite top, low flushing w.c., tiling to walls and floor, chrome ladder style radiator.



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.





BEDROOM THREE: 9'0" x 8'10" PVC double glazed window to rear, radiator.

BEDROOM FOUR/ DEN: 11'10" x 9'9" PVC double glazed window to rear, radiator.

SHOWER ROOM: PVC double glazed obscure window to front, matching, well appointed white suite comprising enclosed shower cubicle, vanity wash hand basin with base units beneath, marble style storage/display top, low flushing w.c., chrome ladder style radiator, tiling to walls and floor.

DOUBLE GARAGE: 16'0" x 15'1" (please check the suitability of this garage for your own vehicle) Electric remote controlled garage door, outside tap, door to utility room.

OUTSIDE: Paved patio area to a wide, lawned rear garden flanked by borders having shrubs and bushes, timber fencing, outside tap and being of an approximately, southerly aspect.



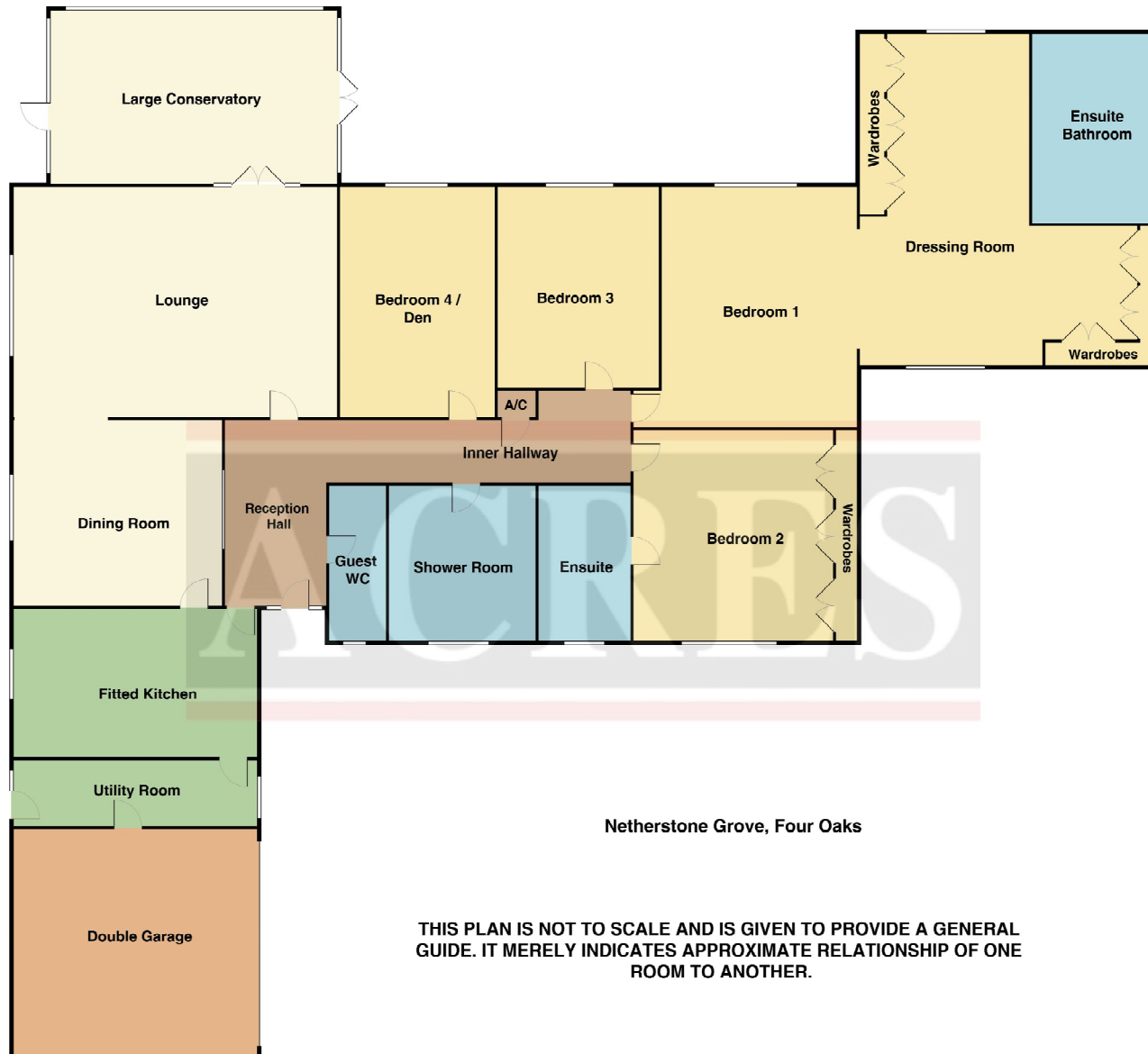
re	Energy rating	Current	Potent
	A		
1	B		81
0	C		
8	D	59 D	
4	E		
8	F		
	G		



Council Tax Band: G







Netherstone Grove, Four Oaks

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.