

ACRES

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

- ◆ Two double bedrooms
- ◆ Large white shower room
- ◆ Spacious lounge with feature fireplace
- ◆ Dining area opening to
- ◆ Fitted kitchen
- ◆ Full width rear conservatory
- ◆ Guests cloakroom/wc
- ◆ Garage & pleasant rear garden
- ◆ Set in a sought after cul-de-sac



14 WELFORD GROVE, FOUR OAKS, B74 4BB - OFFERS AROUND £485,000

This spacious, well presented, freehold, detached bungalow, is set in a prime, central and sought after small cul-de-sac, within short walking distance of excellent public transport links including the Cross City rail line at Butlers Lane station. Mere Green shopping centre with its variety of amenities and restaurants, together with Sutton Park, are set within only a few hundred metres radius. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its true proportions, position and features, we highly recommend an internal inspection. Briefly comprising welcoming reception hall having guests cloakroom/wc off, spacious rear lounge, full width rear double glazed conservatory, dining area opening to fitted kitchen, two double bedrooms, large shower room, side garage and low maintenance rear garden.

Set back from the roadway behind a lawned fore garden, having side multi-vehicular tarmac driveway, access is gained to the property via multi-locking front door having double glazed insets opens to:

WELCOMING RECEPTION HALL: Radiator, cloaks cupboard.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, white suite comprising low flushing wc, wash hand basin, radiator.

ATTRACTIVE LOUNGE: 18'10" x 10'11" Double glazed window to side, two radiator, electric fire set on a stone hearth having matching fire surround, double glazed patio doors open to:

WIDE REAR CONSERVATORY: 17'6" x 8' Pvc double glazed windows to each elevation having double glazed French door out, double radiator.

DINING ROOM OPENING TO FITTED KITCHEN: 20'8" x 8'4"

Dining Area: Pvc double glazed window to side, radiator.

Fitted Kitchen: Pvc double glazed window and door to conservatory, sink unit set into rolled edge work surfaces with tiled splash backs, there is a range of fitted units to both base and wall level including drawers, space for fridge/freezer, dishwasher and washing machine, gas hob having stainless steel extractor canopy above, fitted electric oven beneath.

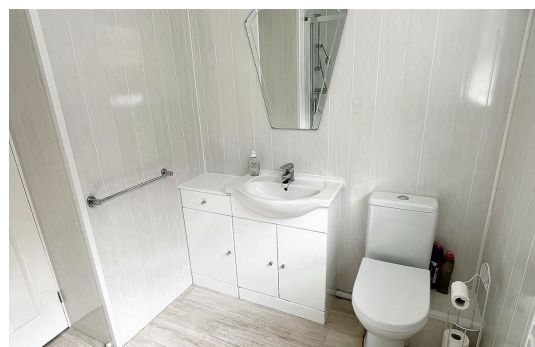
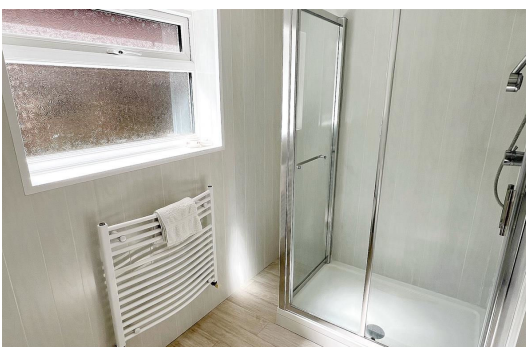
BEDROOM ONE: 12'11" x 10'7" Pvc double glazed bow window to front, radiator.

BEDROOM TWO: 11'6" x 8'11" plus door recess Pvc double glazed window to front, radiator.

WELL APPOINTED SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising large shower cubicle with glazed splash screen, vanity wash hand basin having double and single base units beneath, low flushing wc, ladder style radiator.

SIDE GARAGE: 16'6" x 8'3" Pvc double glazed door to garden, further door to front. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio leading to a lawned rear garden flanked by borders having shrubs and planters, timber fencing and shed.



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 Clarence Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.