

ACRES

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- ◆ Two bedroomed detached bungalow
- ◆ Lounge
- ◆ Fitted kitchen
- ◆ Conservatory
- ◆ Family bathroom & shower room
- ◆ Two bedrooms
- ◆ Dressing room
- ◆ Garage
- ◆ Set in a sought after location



28 MILLBROOK DRIVE, SHENSTONE WS14 0JL - PRICE GUIDE £550,000

Acres Estate Agents are pleased to bring to market this superbly presented and maintained, two bedroomed, detached bungalow in the ever popular village of Shenstone. The location gives great access to all local amenities including various wonderful eateries within Shenstone and further afield, local schooling includes Greystoke Primary, Shenstone Lodge School and Anna Seward Primary. A few moments walk from the property will find you strolling along Leppard's Way and crossing Crane Brook which leads to multiple footpaths across stunning open country. A wider road network is accessed via the nearby A38 and A5, the M6 toll road is also close at hand. Lichfield, Brownhills, Sutton Coldfield and Tamworth centres are all a short drive away, Shenstone station is a short stroll or cycle away and currently offers two trains per hour to both Lichfield and Birmingham centres Monday to Saturday.

Approached via a block paved driveway affording multi vehicle off road parking. Access is via glazed porch leading to a spacious entrance hallway having doors leading off to lounge, fitted kitchen, bedroom two, bathroom and dressing area which further leads to bedroom one and a shower room. The accommodation is completed by a generous conservatory to the rear. Further benefits include double glazing and gas central heating (both where specified) and a garage. To the rear is a lawned garden with wrap around paved patio. Early viewing is essential to fully appreciate this wonderful bungalow.

PORCH: Having tiled floor and frosted glazed door to:

ENTRANCE HALLWAY: Having central heating radiator, loft access, built-in cupboard, coving to ceiling and doors off to:

LOUNGE: 16'4" x 15'3" max Having central heating radiator, coving to ceiling and double glazed window to front.

KITCHEN: 11'8" x 7'9" Having a range of fitted eye and base level units with worksurface over incorporating one and a half bowl single drainer sink unit, oven, hob, extractor hood, tiled splashback, tiled floor, double glazed window to rear, central heating radiator and part frosted double glazed door to side.

BATHROOM: Having white suite comprising bath, wash hand basin with storage under, integrated low flush w.c., tiled walls, tiled floor, heated towel rail and frosted double glazed window to side.

BEDROOM TWO: 11'8" x 8'3" Having central heating radiator and double glazed French doors leading to conservatory

DRESSING ROOM: 7'7" x 6'3" Having built-in dresser unit, door to shower room and arch leading to:

BEDROOM ONE: 11'8" max x 11'7" max x 9'10" min Having central heating radiator, built-in wardrobe and double glazed window to rear.

SHOWER ROOM: Having suite comprising shower cubicle, integrated low flush w.c., his and hers wash basins, central heating radiator, tiling to floor and walls.

CONSERVATORY: 11'3" x 8'6" Being PVC double glazed and having tiled floor and double glazed French doors to rear.

OUTSIDE: To the front there is a block paved driveway affording multi vehicle off road parking with gravel border with shrubs to side and leading to:

GARAGE: 17'5" x 7'10" Having wall mounted boiler and up and over door to front. (please check the suitability of this garage for your own vehicle)

REAR GARDEN: Having a wrap around paved patio with lawned garden beyond with flower and shrub borders, pedestrian gate giving access from the front of the property.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Pinfold Hill

28 Millbrook Drive,
Shenstone, WS14 0JL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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.