

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- ◆ Two double bedrooms with fitted wardrobes
- ◆ Well appointed renewed shower room
- ◆ Dining room/potential bedroom three
- ◆ Imposing, attractive spacious lounge
- ◆ Comprehensively fitted kitchen with appliances
- ◆ Deep side carport to:
- ◆ Side recessed garage
- ◆ Delightful, southerly garden
- ◆ Much improved and well presented throughout



***19 MERE POOL ROAD, FOUR OAKS B75 6ND - OFFERS AROUND £435,000***

This exceptionally well presented, much improved and thoughtfully designed, freehold, semi detached bungalow is set in a prime, central, sought after location just a short stroll from a tree lined green as well as being similarly placed for open countryside. A variety of shops, restaurants, cafes and further amenities are available at Mere Green, there is excellent local transport within the area, including the Cross City rail line. Complemented by gas central heating and having PVC double glazing (both where specified) together with the security of an alarm system, to fully appreciate the property on offer, it's host of features, improvements and spacious proportions, we highly recommend an internal inspection. Briefly comprising, porch, reception hall, attractive lounge, feature fireplace, dining room, comprehensively fitted kitchen, two double bedrooms with fitted wardrobes, well appointed white shower room, deep side carport leading to side recessed garage and private garden.

Set back from the roadway behind a generous block paved driveway having side, low maintenance foregarden, PVC double glazed, double doors open to:

**FULLY ENCLOSED PORCH:** PVC double glazed windows to side, tiled floor, part obscure double glazed PVC door to:

**RECEPTION HALL:** Cloaks cupboard.

**ATTRACTIVE LOUNGE:** 18'7" max x 13'0" min x 12'10" max x 11'0" min PVC double glazed bow window to front, double radiator, renewed feature living flame gas fire set within a 'Minster' style hearth and recess.

**DINING ROOM/POTENTIAL BEDROOM THREE (as originally):** 8'9" x 7'9" PVC double glazed window to side, radiator.

**FITTED KITCHEN:** 15'8" max x 8'3" min x 8'8" x 5'10" PVC double glazed bow window to front with further double glazed window to side, one and a half bowl sink unit set into sweeping rolled edge worksurfaces having upstands and tiled splashbacks, there is a comprehensive range of contemporary grey gloss units to both base and wall level, including drawers, integrated fridge and freezer, elevated electric oven having separate grill, fitted gas hob with extractor over, recess for washing machine, tall, contemporary radiator, feature wood style floor covering, part double glazed door to car port.

**INNER HALLWAY:** Storage cupboard.

**BEDROOM ONE:** 17'3" max x 14'5" min x 9'9" max x 4'10" min PVC double glazed window to rear, three double fitted wardrobes, twin fitted drawer units, double base unit.

**BEDROOM TWO:** 12'0" max x 10'0" min x 8'7" plus door recess: PVC double glazed window to rear with central double glazed double French doors, double radiator, two double fitted wardrobes with side drawer base units.

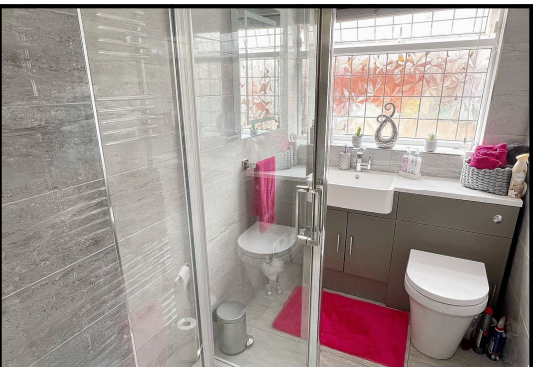
**WELL APPOINTED SHOWER ROOM:** PVC double glazed obscure window to side, matching white suite comprising wide shower cubicle with glazed splashscreens, vanity wash hand basin having side display/store top with base units beneath, low flushing w.c., chrome ladder style radiator, tiling to walls and floor.

**DEEP SIDE CAR PORT:** 29'0" x 10'3" Remote controlled 'garage' door, outside tap leading through to:

**SIDE RECESSED GARAGE:** (please check the suitability of this garage for your own vehicle) Having up and over door.

**OUTSIDE:** Paved patio area to a lawned rear garden flanked by borders having maintained shrubs and bushes, timber fencing and being of an approximate southerly elevation.





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:** D

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Sharratt Field & Heath Croft Road

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.