

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Detached dormer bungalow
- ◆ Four bedrooms
- ◆ Shower facilities to bedroom two
- ◆ Well appointed family bathroom
- ◆ Lounge with Inglenook & dining room
- ◆ Breakfast kitchen
- ◆ Double garage
- ◆ Private rear garden
- ◆ No upward chain



45 IRNHAM ROAD, FOUR OAKS, B74 2TQ - GUIDE PRICE £600,000

This well maintained and truly deceptive, freehold, detached dormer bungalow, is set in this desirable location within Four Oaks, within walking distance of sought after schooling. Having local amenities available close by at Mere Green, which provides an abundance of cafes, shops, restaurant and other amenities, together with being similarly placed for the Cross City rail line at Four Oaks station and a number of readily available bus services. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises of porch, welcoming reception hallway leading to lounge and dining room, fitted breakfast kitchen with utility off, the ground floor offers a double bedroom to the front with well appointed bathroom having a separate shower cubicle. To the first floor there are three further bedrooms, bedroom two having a shower and wash hand basin, all having storage to eaves. The property also offers a double garage and to the rear is a mature rear garden, being well stocked with mature shrub borders and two patio areas for seating. To fully appreciate the property on offer and the potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway and lawned fore garden, access to the property is gained via:

PORCH: Tiled flooring, two glazed windows to front, obscure pvc double glazed front door opens to:

RECEPTION HALL: 17'1" max / 12'6" min x 15'4" Obscure pvc double glazed windows, under stairs storage, two double radiators, stairs off.

LOUNGE: 18'8" x 14'9" Double glazed window to rear, two stained glass windows to side, wide feature Inglenook fireplace having stone feature with coal effect living flame gas fire, double radiator.

DINING ROOM: 18'7" x 8'10" Double glazed sliding patio doors to rear, double glazed window to side, sliding glazed doors to lounge, double radiator.

FITTED BREAKFAST KITCHEN: 12'8" x 12'5" Double glazed windows to side and rear, stainless steel sink set into rolled edge work surfaces with complementary tiled splash backs, there is a range of matching units fitted to both and wall level including drawers and storage shelving, eye level integrated oven and grill, space for fridge/freezer and dryer, hob with extractor canopy over, tile effect flooring, radiator.

UTILITY: Space for dryer, storage shelving, double glazed door to side.

BEDROOM ONE: 13'9" x 12'5" Pvc double glazed bay window to front, radiator, space for full length wardrobes either side.

BATHROOM: 8'5" x 8'3" Two pvc double glazed obscure windows to side, matching suite comprising bath, corner shower cubicle, low level wc, wash hand basin with vanity unit, storage/display shelving, tiled walls.

STAIRS TO LANDING: Double glazed dormer window to front.

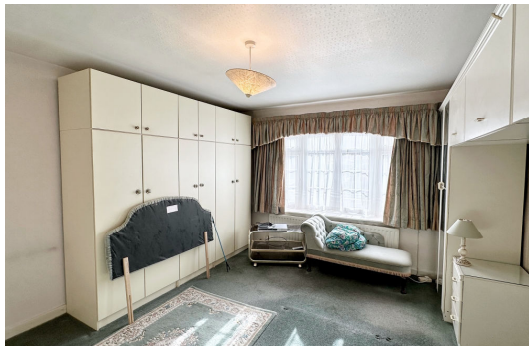
BEDROOM TWO: 13'11" x 11'3" Pvc double glazed window to side, eaves storage, corner shower with wash hand basin and vanity unit, radiator.

BEDROOM THREE: 18' max / 9'5" min x 14'8" max / 11'7" min Double glazed window to rear, eaves storage, radiator.

BEDROOM FOUR: 12'1" x 11'2" Double glazed window to front, radiator, eaves storage.

GARAGE: 19'5" x 15'8" Obscure glazed window to side, up and over garage door, fitted shelving **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Two separate patio areas for seating, a large lawned area with borders having a variety of mature shrubs and bushes, timber shed.



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)

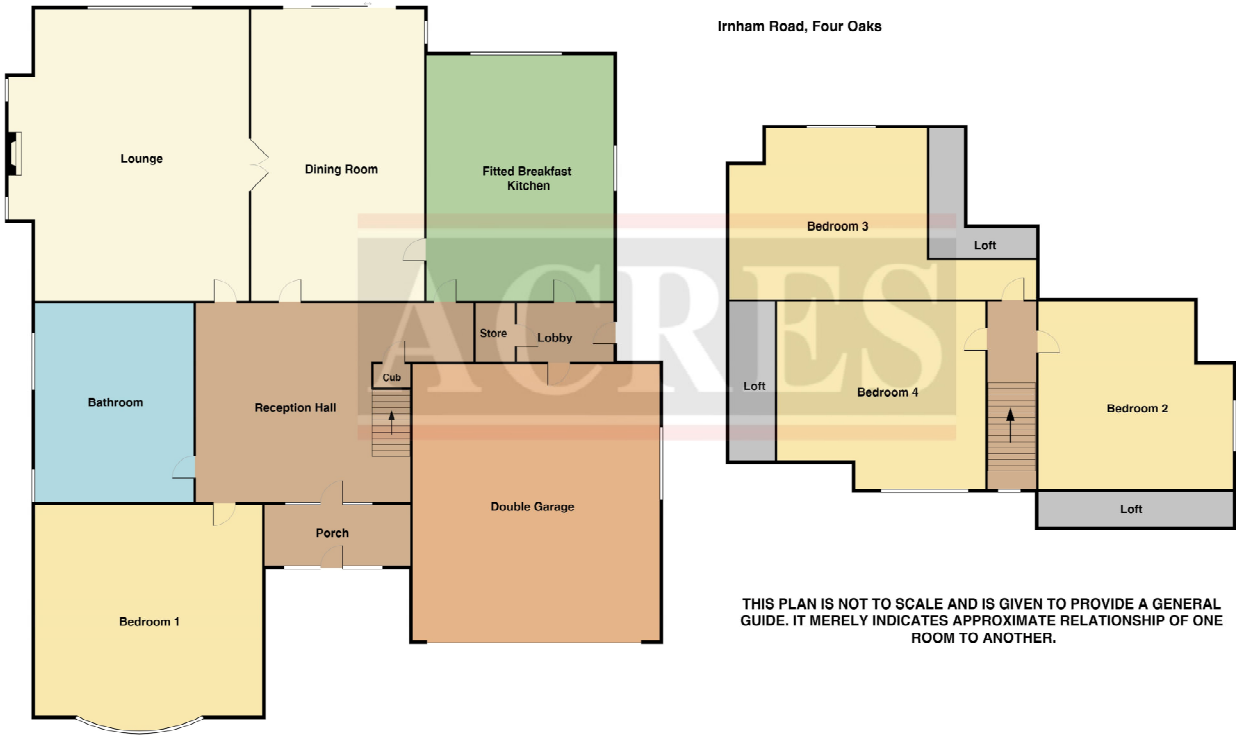
COUNCIL TAX BAND: G

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Four Oaks Road/Belwell Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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.