

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Recently refurbished dormer bungalow
- ◆ Two bedrooms to the first floor
- ◆ Ground floor shower room & separate WC
- ◆ Generous lounge
- ◆ Dining Room
- ◆ Superb modern refitted kitchen
- ◆ Conservatory
- ◆ Further first floor WC
- ◆ Garage and driveway giving off road parking
- ◆ Rear garden
- ◆ No upward chain



2 BRANDON CLOSE, STREETLY, WS9 OPN - PRICE GUIDE £360,000

Acres in Four Oaks are pleased to offer for sale this recently renovated, deceptively spacious freehold detached dormer bungalow. Set in a prime sought after location off a small service road, off the main Chester Road adjacent to open fields, the property is complemented by gas central heating and pvc double glazing (both where specified) and the added benefit of solar panels. The accommodation briefly comprises of:- Storm porch, reception hallway, spacious lounge, separate dining room, modern refitted kitchen, ground floor bedroom, ground floor shower room, separate ground floor WC, good size conservatory, to the first floor there are two further bedrooms, WC and generous storage cupboard. Further benefits include garage, block paved driveway to the fore and paved garden to rear. To fully appreciate the property on offer we highly recommend an internal inspection. A freehold property set in council tax band D.

Set back from the roadway behind a block paved driveway with shrub border to side.

STORM PORCH: With door to garage and door to:-

RECEPTION HALLWAY: Having feature high level wall mounted central heating radiator and doors off to:-

LOUNGE: 14'1" max x 13'4" max Having central radiator and double glazed bow window to front.

DINING ROOM: 11'2" max x 10'2" Having central heating radiator, double glazed window to side, frosted double glazed door to side and stairs rising to the first floor.

GROUND FLOOR BEDROOM: 14' x 10'2" Having central heating radiator and double glazed window to rear.

REFITTED KITCHEN: 12'2" x 10'10" Having a superb range of modern and stylish base level units with work surface over incorporating gas hob with extractor hood over, dishwasher, generous central island incorporating two built-in ovens, central heating radiator and sliding double glazed doors to:-

CONSERVATORY: 11'8" x 9'8" With tiled floor and doors to sides.

FIRST FLOOR LANDING: Having a double glazed sky light to side, large storage cupboard and doors off to:-

BEDROOM TWO: 16'3" max, 11'2" min x 11'10" max (into sloping roof) Having double glazed sky light to side, built-in storage unit and central heating radiator.

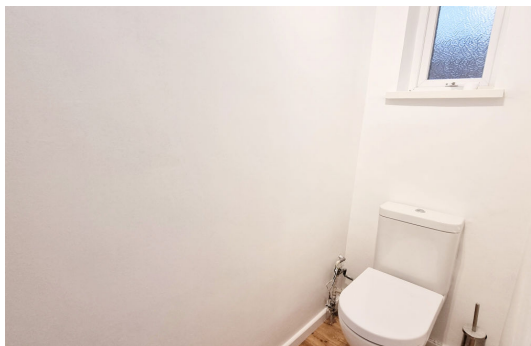
BEDROOM THREE: 12' max x 11'10" max (into sloping roof) Having double glazed sky light to side, built-in storage unit and central heating radiator.

W.C.: Having low flush WC and wash hand basin.

OUTSIDE: Block paved driveway with shrub border leading to:-

GARAGE: 14'11" x 9'2" (please check these measurements are suitable for your own vehicle) Having frosted double glazed windows to side and double doors to front.

REAR: Having a paved rear garden with shrub borders, pedestrian gate gives access from the front.



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 Leacliffe Way

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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.