

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Two bedrooms
- ◆ Bathroom
- ◆ Spacious lounge
- ◆ Rear garden room
- ◆ Fitted kitchen with breakfast area
- ◆ Side garage & rear lobby/garden room
- ◆ Private rear garden
- ◆ Potential for renovation
- ◆ Sought after cul-de-sac location
- ◆ Close to local schooling & public transport link
- ◆ No upward chain



5 GROUNDS DRIVE, FOUR OAKS, B74 4SD - OFFERS AROUND £325,000

This semi-detached bungalow is set in a prime, central and sought after location, in a quiet cul-de-sac, just off Clarence Road. Being a short stroll from well regarded schooling for all ages and a range of local shopping facilities at 'The Crown'. The property is also ideally placed for access to the Cross City rail line at Butlers Lane and is within an approximate one mile radius of Mere Green having restaurants, cafes and amenities. Offering scope and potential for further renovation and briefly comprises porch, reception hall, spacious lounge, kitchen with breakfast area, bathroom, two double bedrooms, side garage and generous, mature rear garden. To fully appreciate the accommodation on offer and the potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a shared block paved driveway, access is gained via a pvc double glazed door opening to:

PORCH: Pvc double glazed porch with obscure glazed front door leading to:

RECEPTION HALLWAY: Two obscure glazed windows to front, radiator, doors to:

LOUNGE: 15'4" x 14'3" Pvc double glazed sliding doors to rear, gas coal effect feature fireplace with tiled hearth and surround, radiator.

FITTED KITCHEN: 10'2" x 9'8" Pvc double glazed window to rear, pvc double glazed door to lobby/garden room, obscure glazed window to side, stainless steel sink set into rolled edge work surfaces, complementary tiled splash backs, there is a range of fitted units to both base and wall level, plumbing for washing machine, space for tumble dryer and oven/cooker, useful storage cupboard leading to hallway, radiator.

BEDROOM ONE: 14' x 12'4" max / 11' min Double glazed bay window to front, radiator.

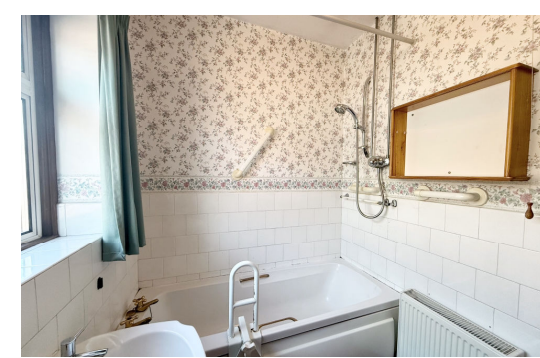
BEDROOM TWO: 10'2" x 8'11" Double glazed window to front, radiator.

BATHROOM: 7'1" x 6'3" Obscure glazed window to side, white suite comprising bath with overhead shower, part tiled walls, low level wc, wash hand basin, radiator.

LOBBY/GARDEN ROOM: Pvc double glazed lobby area to rear with pvc double glazed door to garden, could be utilised as rear entrance or garden room.

OUTSIDE: Patio area with paving, leading to lawn having a variety of shrubs, bushes and trees.

SIDE GARAGE: Please check the suitability of this garage for your own vehicle



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.

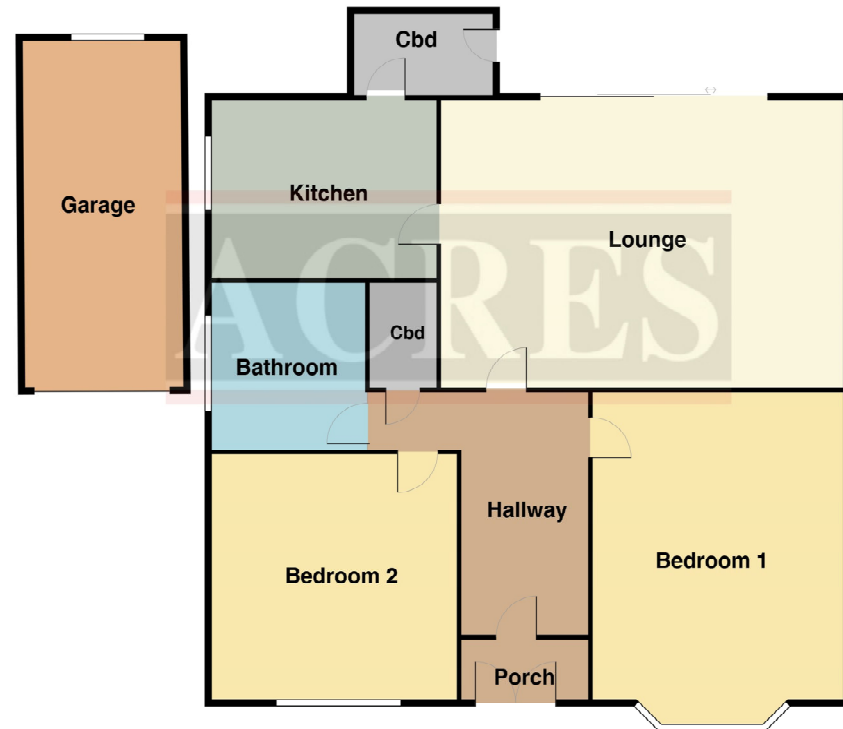
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Grounds Drive, Four Oaks



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.