

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Three bedrooms
- ◆ Two to the first floor
- ◆ Well appointed shower room
- ◆ Imposing, spacious lounge
- ◆ Dining room/potential fourth bedroom
- ◆ Generous breakfast kitchen
- ◆ Additional wc
- ◆ Garage
- ◆ Set in a sought after, central location
- ◆ No upward chain



37a EDGE HILL ROAD, FOUR OAKS, B74 4PD - GUIDE PRICE £600,000

Set in a well regarded, central, convenient location, being just a few hundred yards from shopping facilities at 'The Crown', together with being similarly placed for Sutton Park with all its natural beauty, the property is additionally served by well regarded schooling for all ages. Excellent public transport links are available, including access to the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified), this highly deceptively spacious, well presented and much improved, freehold, detached dormer bungalow/family home, offers well proportioned accommodation. Briefly comprising deep reception hallway, attractive lounge with feature Minster style fireplace, dining room/potential bedrooms four, breakfast kitchen, ground floor bedroom and a well appointed shower room. To the first floor there are two further bedrooms, both having fitted wardrobes, together with a separate, additional wc. Externally there is a single car garage and mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway, flanked by shaped borders having mature shrubs and bushes, access is gained to the property via:

CANOPY PORCH: Obscure pvc double glazed door to:

DEEP RECEPTION HALL:

SPACIOUS LOUNGE: 20' max / 16'9" min x 12'6" Pvc double glazed window to front, double radiator, Minster styled fireplace with matching hearth and mantle, central coal effect living flame gas fire.

DINING ROOM: 14'3" x 8'3" Two pvc double glazed windows to side, radiator.

BREAKFAST KITCHEN: 16' x 8'9" Pvc double glazed bow window to rear, twin bowl sink units set into contemporary work surfaces having tiled splash backs, fitted units to both base and wall level, recesses for appliances, space for breakfast table, double radiator.

INNER HALLWAY: Arched obscure glazed window to side, radiator, storage/cloaks cupboard.

BEDROOM THREE: 12'4" x 9'9" Pvc double glazed bow window to rear, radiator.

WELL APPOINTED SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising shower cubicle with glazed slash screen, vanity wash hand basin set onto wall hung double base unit, low flushing wc, heated towel rail.

STAIRS TO LANDING:

BEDROOM ONE: 12'10" x 12'10" max x 11'1" Pvc double glazed window to front, two double fitted wardrobes having central dressing table recess with draws, double radiator.

BEDROOM TWO: 13'6" max / 11'7" min x 9'7" Pvc double glazed window to rear, two double fitted wardrobes having central dressing table recess, radiator, door accessing eaves storage area.

SEPARATE WC: Double glazed window to side, low flushing wc, wash hand basin with base unit beneath, tiled splash backs.

GARAGE: 17'1" x 8'10" Up and over, part glazed door to side **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Shaped paved patio area to a lawned rear garden flanked by borders having mature shrubs and bushes, timber fencing and shed.



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)

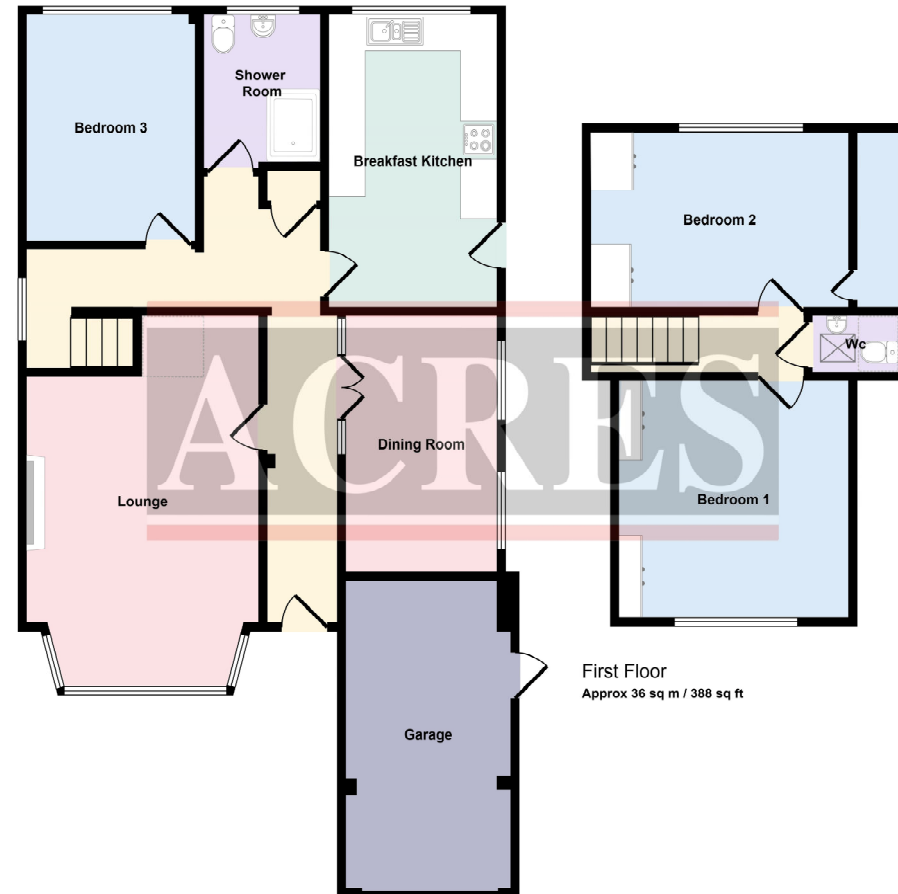
COUNCIL TAX BAND: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Walsall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 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.