

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three bedrooms
- Two having fitted wardrobes
- Renewed en-suite shower room
- Well appointed white bathroom
- Imposing, spacious lounge
- Comprehensively re-fitted dining/kitchen
- Double garage
- Set in a small, centrally located cul-de-sac
- Much improved & well presented
- No upward chain



WELFORD GROVE, FOUR OAKS, B74 4BB - OFFERS OVER £600,000

This delightful, highly deceptively spacious, well presented and much improved, freehold, detached bungalow, is set in a prime, centrally located cul-de-sac, just a short stroll from excellent public transport links including access to the Cross City rail line. Mere Green shopping centre, with its host of facilities, restaurants, cafes and amenities, together with Sutton Park, are close by. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its thoughtfully designed accommodation, spacious proportions and numerous other features, we highly recommend an internal inspection. Briefly comprising enclosed porch, welcoming reception hall, substantial, imposing lounge with feature fireplace, comprehensively fitted dining kitchen with integrated appliances, three bedrooms, the master having fitted wardrobes and renewed en-suite shower room, furthermore there is a well appointed family bathroom, side double garage and low maintenance rear garden.

Set back from the roadway behind a deep multi-vehicular block paved driveway, there is a lawned fore garden with shrubs and bushes. A pvc double glazed door opens to:

FULLY ENCLOSED PORCH: Radiator, timber stained door to:

WELCOMING RECEPTION HALL: Two obscure windows to side, radiator, cloaks cupboard.

IMPOSING LOUNGE: 18'6" x 14'3" plus door recess Double glazed patio doors to garden, log effect living flame gas fire set on a timber hearth, double radiator.

FITTED DINING KITCHEN: 19'6" x 11'6"

Dining Area: Pvc double glazed window to rear, space for dining table, radiator, opening to:

Fitted Kitchen: Two pvc double glazed windows to side, sink unit set into sweeping granite work surfaces, there is a comprehensive range of fitted handleless gloss units to both base and wall level including integrated dishwasher, fridge and freezer, elevated electric twin ovens with plate warming drawer, gas hob having matching stainless steel extractor canopy over, feature wood style floor covering.

BEDROOM ONE: 14'1" x 10'3" to walls / 8'3" to wardrobes Pvc double glazed window to front, radiator, single and two double fitted wardrobes to full width.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising large shower cubicle with drying area, vanity wash hand basin with base units beneath, low flushing wc, chrome ladder style radiator, tiled splash backs and flooring.

BEDROOM TWO: 12'6" plus door recess x 10'1" Pvc double glazed window to front, radiator, two double fitted wardrobes.

BEDROOM THREE: 9'1" x 8'1" Pvc double glazed window to side, radiator.

BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath having shower over and side glazed splash screen, tiled splash backs, vanity wash hand basin having a range of fitted units to base and wall level, low flushing wc, chrome ladder style radiator, tiled floor.

SIDE DOUBLE GARAGE: 16'6" x 15'2" Door to side. (Please check the suitability of this garage for your own vehicle)

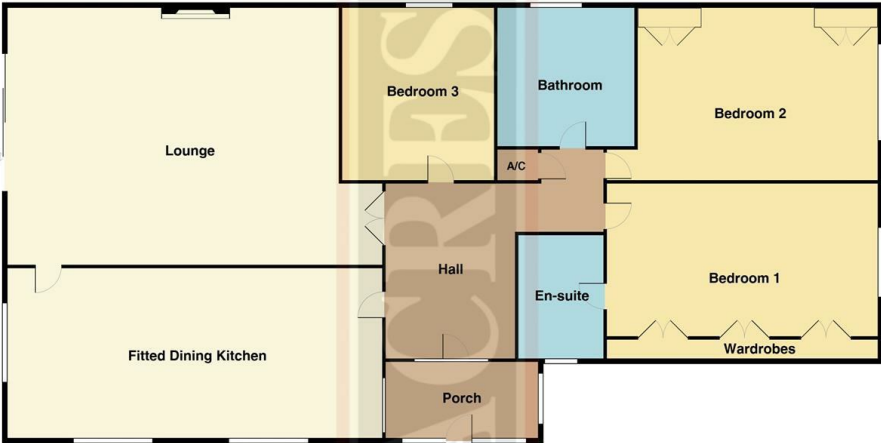
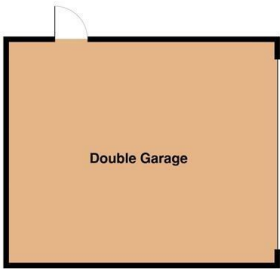
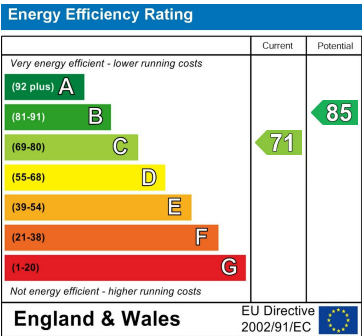
OUTSIDE: Patio area and pathway to a low maintenance garden having shrubs and bushes, timber fencing.



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 : E

VIEWING: Highly recommended via Acres on 0121 323 3088



Welford Grove, 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.