

ACRES

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- Two double bedrooms with wardrobes
- White shower room
- Attractive lounge with feature fireplace
- Dining room opening to rear fitted kitchen
- Conservatory
- Tandem, side double garage
- Southerly private rear garden
- Set in a centrally located cul-de-sac
- No upward chain
- Set in a well regarded, central, sought after location



VERNON CLOSE, FOUR OAKS, B74 4EA - OFFERS OVER £400,000

This well presented, freehold, extended, detached bungalow, is set in a centrally located cul-de-sac, close to a range of shops and public transport facilities, including access to the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, it's generous proportions and further potential, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, reception hall, attractive lounge with feature, marble fireplace, dining room opening to fitted kitchen, rear conservatory, two double bedrooms, both with wardrobes, white shower room, side tandem, double garage and a private rear garden having an approximate, southerly elevation.

Set back from the roadway behind a multi-vehicular driveway, access is gained to the property via a pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, part obscure pvc double glazed door to:

RECEPTION HALLWAY: Pvc double glazed obscure window to front, double radiator, cloaks cupboard.

ATTRACTIVE LOUNGE: 16'9" x 11'10" max / 10'8" min Wide pvc double glazed bow window to front with further double glazed window to side, coal effect living flame gas fire set on a marble hearth having matching fire surround, double radiator.

DINING ROOM: 11' x 7'9" Radiator, archway opening to:

FITTED KITCHEN: 11'3" x 10'4" Pvc double glazed windows to rear and side, single drainer sink unit set into rolled edge work surface having base unit beneath, there is a further range of fitted units to both and wall level including drawers, recesses for washing machine, dishwasher & cooker, tiled splash backs, double radiator, door to:

REAR CONSERVATORY: 11'1" x 8'9" Pvc double glazed windows to side and rear with double glazed double French doors to patio.

BEDROOM ONE: 12'1" x 11'3" max / 9'4" min Pvc double glazed bow window to front, radiator, three double fitted wardrobes with central dressing table recess and drawers beneath.

BEDROOM TWO: 14'7" max / 12'5" min x 10'10" Pvc double glazed window to rear, two double fitted wardrobes, radiator, built-in linen cupboard.

SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, wash hand basin with base unit beneath, low flushing wc, radiator, tiled splash backs.

SIDE TANDEM GARAGE: 33'7" x 8'3" Pvc double glazed window to rear, electric up and over door, internal central dividing doors, door to main property. (Please check the suitability of this garage for your own vehicle)

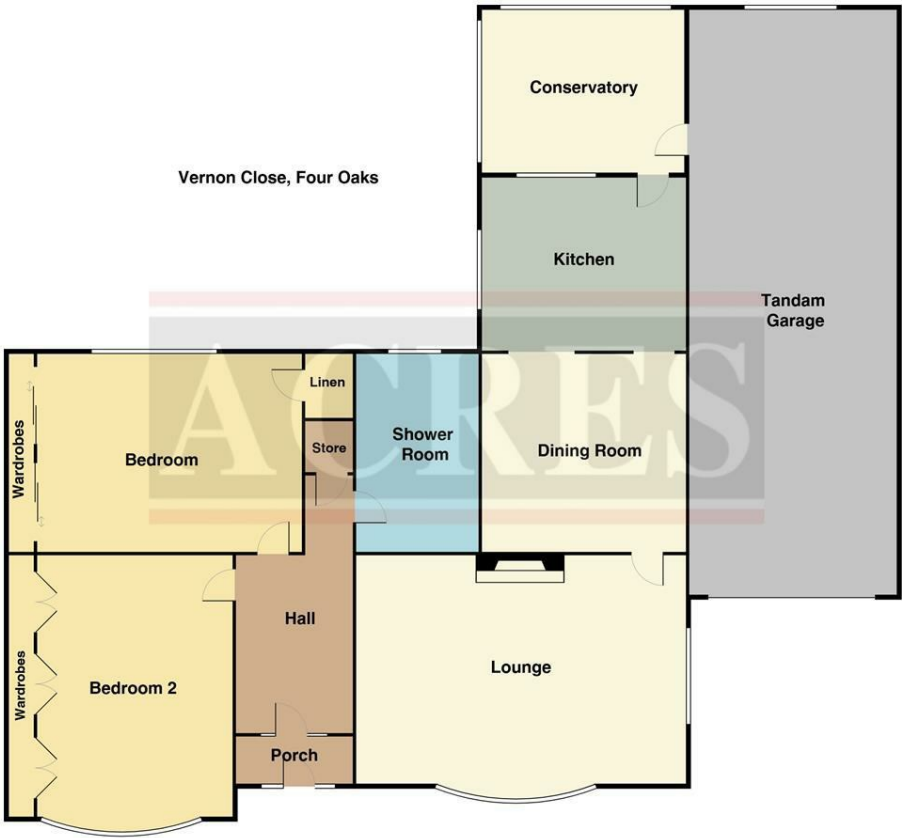
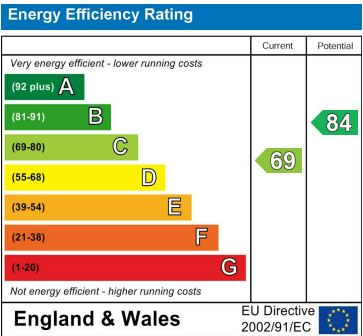
OUTSIDE: Shaped, paved patio area to a lawned rear garden, having mature shrubs and bushes, providing a high degree of privacy, in turn being of an approximate southerly aspect.



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



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.