

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Semi-detached bungalow
- Two bedrooms
- Well appointed bathroom
- Through lounge
- Breakfast kitchen
- Conservatory
- Garage
- Private rear garden
- No upward chain
- Popular, sought after location



***HILLMORTON ROAD, FOUR OAKS, B74 4SG - OFFERS AROUND £350,000***

This well maintained, freehold, semi-detached bungalow, is positioned within this sought after, prime and central location within Four Oaks, close to a range of shopping facilities on Clarence Road, a short drive to Mere Green and further shops and amenities at 'The Crown'. Public transport links are readily available via the Cross City rail line at Butlers Lane and local bus services, the property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising porch, reception hall, lounge, breakfast kitchen, conservatory, two bedrooms, the master having fitted wardrobes, well appointed bathroom, garage and a private rear garden. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway and pebbled fore garden, access is gained via:

**ENCLOSED PORCH:** Glazed door and windows open to:

**RECEPTION HALLWAY:** Wood effect flooring, built-in storage cupboard, door off to:

**LOUNGE:** 14'8" x 13'7" max / 9'1 min Pvc double glazed bay window to front, feature fireplace with marble hearth and contemporary mantelpiece, radiator.

**BREAKFAST KITCHEN:** 17' x 10'1" max / 8'8" min Pvc double glazed bay window to front, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, eye level oven & grill, four ring hob with extractor canopy above, tiled splash backs, integrated dishwasher and fridge/freezer, space for table and chairs, wood effect flooring, radiator with cover.

**CONSERVATORY:** 10'5" x 9'3" Pvc double glazed conservatory with door to side, wood effect flooring, radiator.

**BEDROOM ONE:** 10'11" x 10'11" Pvc double glazed window to rear, built-in useful storage cupboard, full width built-in wardrobes with sliding doors, wood effect flooring, radiator.

**BEDROOM TWO/DINING ROOM:** 10'8" x 10'1" Pvc double glazed sliding doors to rear, wood effect flooring, radiator with contemporary cover.

**BATHROOM:** 7'10" x 5'5" Obscure glazed window to side, matching suite comprising bath with shower over and glazed screen, wash hand basin with low level wc, tiled walls and floor, radiator.

**GARAGE:** 22'9" x 12' Obscure glazed window to side, two glazed windows to rear, obscure glazed door rear, plumbing for washing machine, space for dryer, fitted cupboards, up and over door to garage (Please check the suitability of this garage for your own vehicle)

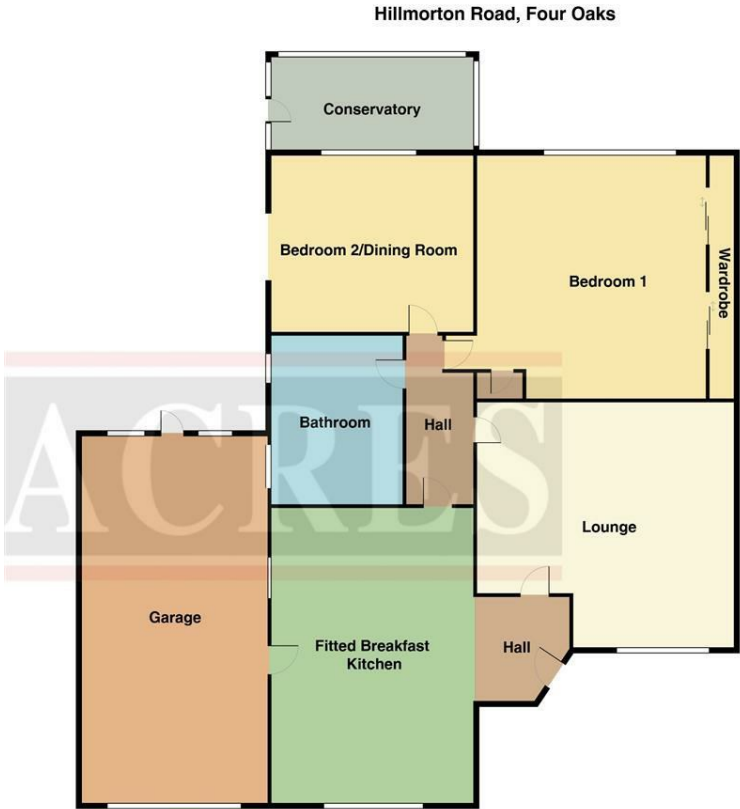
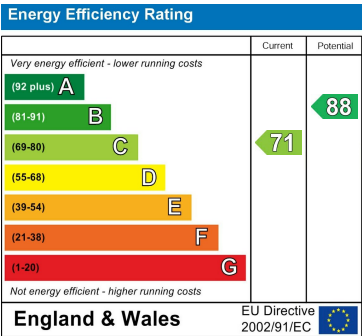
**OUTSIDE:** Paved patio with steps leading to lawn, feature pond, borders having a variety of mature shrubs and bushes, timber shed



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 : D

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.