

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Dormer bungalow
- Three/four bedrooms
- Well appointed bathroom
- Shower & wc to bedroom one
- Spacious lounge
- Breakfast kitchen
- Private, low maintenance rear garden
- Sought after cul-de-sac location
- Close to amenities



BRENTNALL DRIVE, FOUR OAKS, B75 5BB - OFFERS AROUND £550,000

Positioned in a cul-de-sac off the popular Hill Village Road, this imposing, substantial, much improved, detached dormer bungalow, is in a prime location close to Mere Green shopping Centre. Having well regarded schooling, there are excellent public transport links close by, including the Cross City rail line, together with local bus services. Complemented by gas central heating and pvc double glazing (both where specified) the property briefly comprises porch, welcoming reception hall, spacious lounge having Inglenook fireplace, dining room/bedroom four, fitted kitchen, well appointed ground floor bathroom with separate shower and two further bedrooms to the ground floor. To the first floor there is the master bedroom having a shower and wc. Externally there is a private, low maintenance 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, access to the property is gained via:

PORCH: Obscure pvc double glazed door with two pvc double glazed windows, tiled flooring, steps into:

WELCOMING RECEPTION HALL: Obscure glazed door and window with two built-in storage units, large under stairs storage area having space for tumble dryer, laminate flooring throughout, stairs off, radiator.

DINING ROOM/BEDROOM FOUR: 16'3" x 8'4" Pvc double glazed bay window to front, wood effect flooring, radiator with contemporary cover.

LOUNGE: 16'5" x 14'1" max / 11'10" min Pvc double glazed patio doors to rear, Inglenook fireplace with coal effect fire, marble surround and mantle, laminate flooring, radiator.

FITTED KITCHEN: 12'1" x 10'6" Pvc double glazed window to rear, one and a half bowl stainless steel sink unit set into box edged work surfaces, there is a range of high gloss units fitted to both base and wall level including drawers, complementary tiled splash backs, space for cooker with extractor canopy over, plumbing for washing machine, large useful storage cupboard with space for fridge/freezer, laminate flooring, door to side, space for table and chairs, radiator.

BEDROOM TWO: 11'11" x 9'10" Pvc double glazed window to side, two double and one single built-in wardrobes, matching bedside units and chest of drawers, radiator with cover, oak flooring.

BEDROOM THREE: 11'11" x 9'11" Pvc double glazed box window to front, built-in storage space, two bespoke storage cupboards under window, wood effect flooring, radiator.

BATHROOM: 9' x 8'4" Two obscure pvc double glazed windows to side, modern suite comprising whirlpool bath, shower with steam jets and glazed shower screens, low level wc, wash hand basin with vanity unit below, tiled splash backs, laminate flooring, radiator.

STAIRS TO FIRST FLOOR:

BEDROOM ONE: 15'1" max / 10'2" min x 13'4" Pvc double glazed windows to front, three double and one single built-in wardrobes, matching bedside units and cupboard, corner shower cubicle, tiled splash backs, door to wc, cupboards to base and wall level, laminate flooring, radiator.


OUTSIDE: Low maintenance rear garden having covered patio area, side access to a brick built shed, borders to rear shaded by a variety of shrubs, bushes and trees.

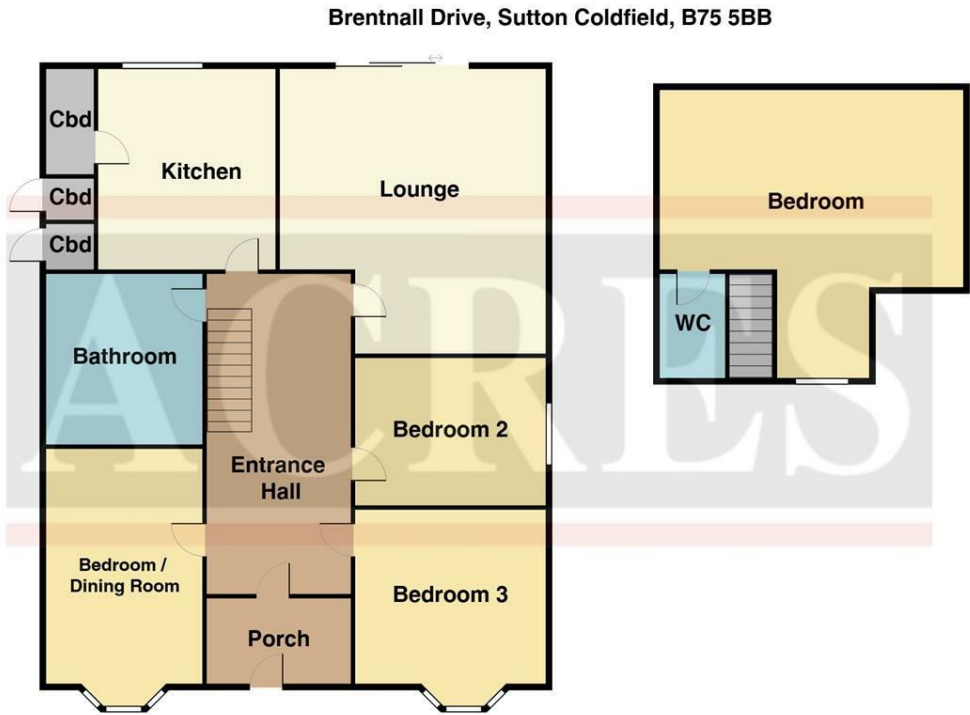


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.