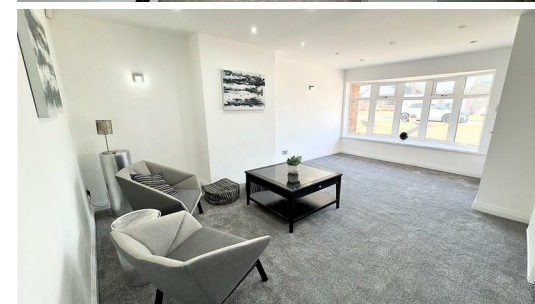


ACRES

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



- Four bedrooms
- Two bedrooms to first floor
- Well appointed ground floor bathroom
- First floor additional wc
- Spacious lounge
- Fitted breakfast kitchen with dining area off
- Side recessed garage
- Much improved & well presented
- No upward chain
- Sought after location



HEATH CROFT ROAD, FOUR OAKS, B75 6NF - OFFERS AROUND £450,000

This well presented, much improved dormer bungalow, is set in a central & sought after location, close to the heart of Mere Green which offers a variety of shops, cafes and restaurants. Having excellent public transport links close by, including local bus services and the Cross City rail line, there is well regarded schooling, together with being a short distance from Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises reception hall, spacious lounge, fitted breakfast kitchen with dining area off, two ground floor bedrooms and a well appointed family bathroom. To the first floor there are two further bedrooms with eaves storage and an additional wc. Externally there is a well maintained rear garden and a side recessed garage accessed via a gated car port. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with side recessed garage and gates to car port, access to the property is gained via a multi-locking pvc double glazed door opening to:

RECEPTION HALL: Useful storage cupboard, tiled flooring, radiator, glazed doors to kitchen and:

LOUNGE: 18'7" x 12'8" max / 11'6" min Pvc double glazed bay window to front, radiator.

DINING ROOM: 8'8" x 7'9" Pvc double glazed window to side, built-in storage cupboard, tiled flooring, radiator.

BREAKFAST KITCHEN: 15'4" x 8'8" Pvc double glazed windows to front and side, obscure double glazed door to side, stainless steel sink/drainage unit set into rolled edge marble effect work surfaces, complementary splash backs, there is a range of high gloss fitted units to both base and wall level including drawers, four ring gas hob with extractor canopy over, integrated oven/grill, plumbing for washing machine, breakfast bar having space for two stools.

INNER LOBBY: Tiled floor

GROUND FLOOR BATHROOM: 8'8" x 4'8" Obscure double glazed window to side, matching white suite comprising bath with double shower over, glazed splash screen, marble effect tiling, wash hand basin with vanity unit below, low level wc, wall mounted mirror, chrome ladder style radiator, tiled floor.

BEDROOM THREE: 14'3" x 9'8" Pvc double glazed window to rear, built-in storage cupboard, radiator.

BEDROOM FOUR: 11'11" x 8'6" Pvc double glazed window to rear, radiator.

STAIRS TO LANDING:

BEDROOM ONE: 13'4" x 11'1" Pvc double glazed window to rear, eaves storage.

SEPARATE WC: 6'11" x 4'2" Low level wc, wash hand basin with tiled splash backs, chrome ladder style radiator, tiled floor, wall mounted mirror.

BEDROOM TWO: 13'11" x 11'1" Pvc double glazed window to front, radiator, opening to a dressing area.

GARAGE: 22'9" x 9'6" Electric up and over garage door, pvc double glazed windows to side and rear, door to side (Please check the suitability of this garage for your own vehicle)

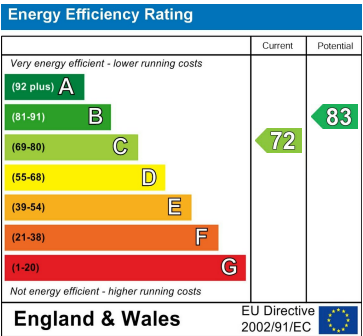
OUTSIDE: Paved patio area leading to lawn, having borders to sides with mature shrubs, bushes and trees, timber fencing, access to garage.



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.