

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedrooms
- Family bathroom
- Lounge opening to dining room
- Rear conservatory
- Kitchen with breakfast area off
- Utility room
- Large garage
- Set on a sweeping corner plot
- No upward chain



**NORFOLK ROAD, FOUR OAKS, B75 6SQ - OFFERS AROUND £450,000**



Set on a generous, mature, sweeping corner plot, within an attractive, centrally located cul-de-sac, this deceptively spacious, freehold, detached bungalow, provides the scope for further alteration. Complemented by gas central heating and pvc double glazing (both where specified), Norfolk Road is positioned between Sutton Coldfield town centre and Mere Green shopping centre, thus offering a range of facilities and amenities locally, additionally Four Oaks railway station is within only a few hundred metres. Briefly comprising enclosed porch, reception hall having guests cloakroom/wc off, spacious lounge being open plan to the dining area, breakfast room opening to the property's kitchen, as well as providing access to the utility. An inner hallway opens to the property's three bedrooms, the third having the scope to be utilised as a den/hobby room as preferred, furthermore there is a family bathroom and rear conservatory. The property has a deep double car garage and generous, mature, private rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore and side garden, there is a multi-vehicular block paved driveway providing parking and access to the accommodation via:

**FULLY ENCLOSED PORCH:** Windows to front and side, glazed door to:

**RECEPTION HALL:** Obscure window to front, double radiator.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to side, white low flushing wc with matching wash hand basin.

**DINING ROOM:** 10'6" x 9'6" Pvc double glazed window to front, radiator, wood laminate flooring, being open plan to:

**REAR LOUNGE:** 18' x 13' max / 11' min Pvc double glazed window to side, further deep pvc double glazed picture window to rear, two radiators, electric coal effect fire.

**BREAKFAST ROOM:** 16'6" x 6'6" Radiator.

**KITCHEN:** 16' x 8' Pvc double glazed bow windows to front and side, single drainer sink unit having base unit beneath, there is a further range of fitted units to both and wall level including drawers, integrated oven having separate grill in turn with hob above and extractor canopy over, recesses for fridge/freezer and dishwasher, radiator.

**UTILITY ROOM:** 8'8" x 8'2" Pvc double glazed window to rear, door to garage, single drainer sink unit with base unit beneath, spaces for washing machine, dryer and fridge/freezer.

**INNER HALLWAY:** Storage cupboard.

**BEDROOM ONE:** 13'4" max / 12'3" min x 8'8" Pvc double glazed window to rear, radiator, two double wardrobes to full width.

**BEDROOM TWO:** 14'9" x 9' Pvc double glazed window to side, vanity wash hand basin having base unit beneath, built-in airing cupboard/potential wardrobe.

**BEDROOM THREE:** 10'7" x 7'9" Pvc double glazed window to side, radiator, door to rear.

**BATHROOM:** Pvc double glazed obscure window side, matching suite comprising bath, vanity wash hand basin with base unit beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screens, tiling to walls, radiator.

**REAR CONSERVATORY:** 9'9" x 6'3" Pvc double glazed windows to side and rear, patio doors to outside.

**DOUBLE GARAGE:** 20' x 14'8" Pvc double glazed window to side, door to utility (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area to a wide lawned rear garden having a variety of mature shrubs and bushes, providing privacy.



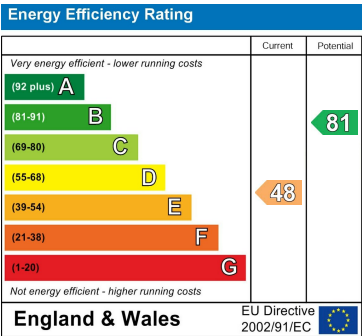




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.