

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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DRAFT

- Detached bungalow
- Two double bedrooms
- Shower room
- Lounge
- Kitchen
- Garage
- Private rear garden
- Scope for modernisation/alteration
- No upward chain



HILLSIDE ROAD, FOUR OAKS, B74 4DG - OFFERS AROUND £425,000

This spacious, freehold, detached bungalow, is set in a sought after location and is ideally place for the Cross City rail line and well regarded schooling. Having a readily available bus service and being set close to Sutton Park, the bungalow is also a short drive from Mere Green shopping centre where you will find an array of cafes, restaurants, shops and further amenities. Complemented by pvc double glazing and gas central heating (both where specified) the property briefly comprises enclosed porch, welcoming reception hallway, spacious lounge, potential bedroom two/dining room, large master bedrooms, well appointed shower room, garage and a mature, private rear garden. To fully appreciate the accommodation on offer and the potential, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle block paved driveway with fore garden, access to the property is gained via:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, wood effect flooring, door to:

WELCOMING RECEPTION HALL: Obscure glazed door to front, two useful storage cupboards, wood effect flooring, radiator.

LOUNGE: 25'3" x 11'2" max / 8'9" min Pvc double glazed door and window to rear, feature fireplace having marble hearth and mantle, radiator.

DINING ROOM/POTENTIAL BEDROOM TWO: Pvc double glazed window to rear, radiator.

KITCHEN: Pvc double glazed to side veranda, stainless steel sink unit set into square edged work surfaces, there is a range of matching units set to both base and wall level including drawers, space for cooker and fridge, wood effect flooring.

BEDROOM ONE: 14'3" x 12'7" Pvc double glazed bay window to front, radiator.

SHOWER ROOM: 7'9" x 7'6" max / 6'9" min Obscure double glazed window to side, suite comprising walk-in shower cubicle with glazed door and tiled splash backs, wash hand basin with vanity unit beneath, low level wc, heated towel rail, display/storage unit, wood effect flooring.

SIDE VERANDA: Doors to front and rear, glazed door leading to:

GARAGE: 15'4" x 8'6" Multi-locking garage door, pvc double glazed window to side, work surfaces to rear with plumbing for washing machine, space for dryer and fridge. (Please check the suitability of this garage for your own vehicle)

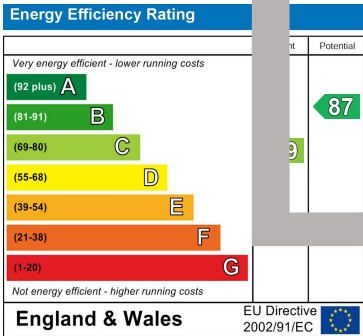
OUTSIDE: Well maintained, mature and private rear garden has a patio area for seating, steps leading to lawn, flanked by borders having a variety of shrubs, bushes and trees.



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 : 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.

