

ACRES

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



- Semi-detached bungalow
- Two bedrooms
- Well appointed shower room
- Spacious lounge
- Conservatory
- Breakfast kitchen
- Tandem garage
- Private rear garden
- Sought after, cul-de-sac location



FERRERS CLOSE, FOUR OAKS, B75 6NG - OFFERS AROUND £450,000

This much improved, deceptively spacious, freehold, semi-detached bungalow is set in a sought after cul-de-sac, just off Heath Croft Road. Centrally located and having a tree lined aspect of Moor Hall golf club, the property is also positioned within an approximate half mile radius of Mere Green shopping centre, offering an array of shopping facilities, cafes, restaurant and supermarkets. Having access to excellent public transport links by way of local bus services and the Cross City rail line the property is complemented by pvc double glazing and gas central heating (both where specified). Briefly comprising of enclosed porch, reception hall, spacious lounge, breakfast kitchen, conservatory, two double bedrooms, well appointed shower room, garage and a private rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

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

ENCLOSED PORCH: Pvc double glazed windows and door, to front and side, opening to:

RECEPTION HALL: Obscure glazed window and door to front, useful storage cupboard, doors to:

BREAKFAST KITCHEN: 20'5" x 8'6" Pvc double glazed bay window to front, pvc double glazed door and window to side, one and a half bowl stainless steel sink/drainage unit set into rolled edge work surfaces, brick style tiled splash backs, there is a range of fitted units to base and wall level including drawers, integrated appliances including Bosch oven/grill, Smeg five ring gas hob with extractor canopy over, under plinth lighting and recessed spot lights to ceiling, wood effect flooring, space for breakfast table, radiator.

SPACIOUS LOUNGE: 18'3" x 12'10" max / 11'7" min Pvc double glazed bay window to front, coal effect feature fireplace having marble hearth, surround and integral lighting, two radiators, door to:

INNER HALLWAY: Double walk-in useful storage cupboard, doors to:

BEDROOM ONE: 14'6" x 9'9" Pvc double glazed window and door to rear, built-in wardrobes with mirrored sliding doors, radiator.

CONSERVATORY: Pvc double glazed windows and doors to side.

BEDROOM TWO: 10'2" x 9'10" Pvc double glazed window to rear, full length wardrobes with glazed sliding doors, radiator.

BATHROOM: 8'7" 7'9" max / 4'10" min Obscure pvc double glazed window to side, white suite comprising walk-in shower cubicle with glazed shower screen, tiled splash backs, wash hand basin, low level wc, tiled walls, space for storage unit, chrome ladder style radiator/towel rail, additional radiator.

TANDEM GARAGE: 19'6" x 11'6" Electric roller garage door to front, double glazed door and window to rear, plumbing and space for washing machine, space for tumble dryer (Please check the suitability of this garage for your own vehicle)

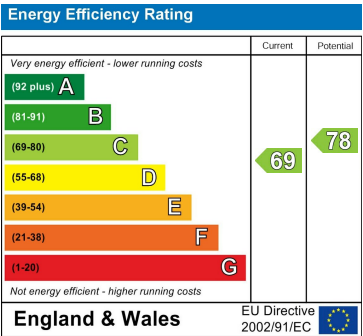
OUTSIDE: Paved patio area leading to generous lawn shielded by a variety of shrubs, bushes and trees.



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 : 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.