



- ◆ Detached bungalow
- ◆ Three bedrooms
- ◆ Shower room
- ◆ Spacious lounge
- ◆ Separate dining room
- ◆ Breakfast kitchen
- ◆ Conservatory
- ◆ Utility room
- ◆ 'Garage style' store room
- ◆ Sought after location



40 LITTLE SUTTON ROAD, FOUR OAKS, B75 6QL

OFFERS AROUND £485,000

This deceptively spacious, freehold, detached, three bedroom, bungalow is set in a prime, central and well regarded location, within short walking distance of Four Oaks railway station, local bus services and is similarly placed for Mere Green which has an array of shopping facilities to enjoy including, shops, bars restaurants and coffee shops. The property is also served well by schooling for all ages and is further complemented by gas central heating and pvc double glazing (both where specified). The accommodation briefly comprises; welcoming reception hall, spacious lounge, separate dining room, conservatory, breakfast kitchen, utility room, three bedrooms and a shower room. Externally the property has a good sized in & out driveway, large mature rear garden and 'garage style' store room. To fully appreciate the properties true proportions and potential, we highly recommend an internal inspection.

Set back from the roadway behind a block paved in and out driveway with lawned area, access is gained via:

**ENCLOSED PORCH:** Pvc double glazed doors and windows to front, obscure pvc double glazed door into:

**WELCOMING RECEPTION HALLWAY:** Radiator, storage cupboards off, door radiate off to:

**SPACIOUS LOUNGE:** 15'9" x 13'1" max / 10'10" x 10'10 min Pvc double glazed bow window to front, radiator, feature coal effect living flame gas fire set on a marble effect hearth with timber surround, doors through to an inner hallway, then through to:

**DINING ROOM:** 8'5" x 5'9" Pvc double glazed sliding patio doors to conservatory, carpet, radiator.

**CONSERVATORY:** 12'5" x 8'11" Pvc double glazed windows to rear and sides, pvc double glazed door to rear garden.

**BREAKFAST KITCHEN:** 10'9" x 9'11" Pvc double glazed window to rear, obscure pvc double glazed door to side access, stainless steel sink drainer set into roll top work surfaces, there are a range of wall and base units including drawers, space for cooker, washing machine, fridge and freezer, breakfast bar with space for two chairs/stools, tiled splash backs, door to:

**UTILITY ROOM:** Obscure pvc double glazed window to side, roll top work surface with base units and space for freezer.

**GARAGE STYLED STORE ROOM:** 10' x 8' Useful storage area, door to utility.

**BEDROOM ONE:** 13'1" x 10'11" Pvc double glazed window to rear, radiator, coving to ceiling.

**BEDROOM TWO:** 12'1" x 10'11" Pvc double glazed window to front, radiator, coving to ceiling.

**BEDROOM THREE:** 10'11" x 7'5" Pvc double glazed window to side, radiator, coving to ceiling.

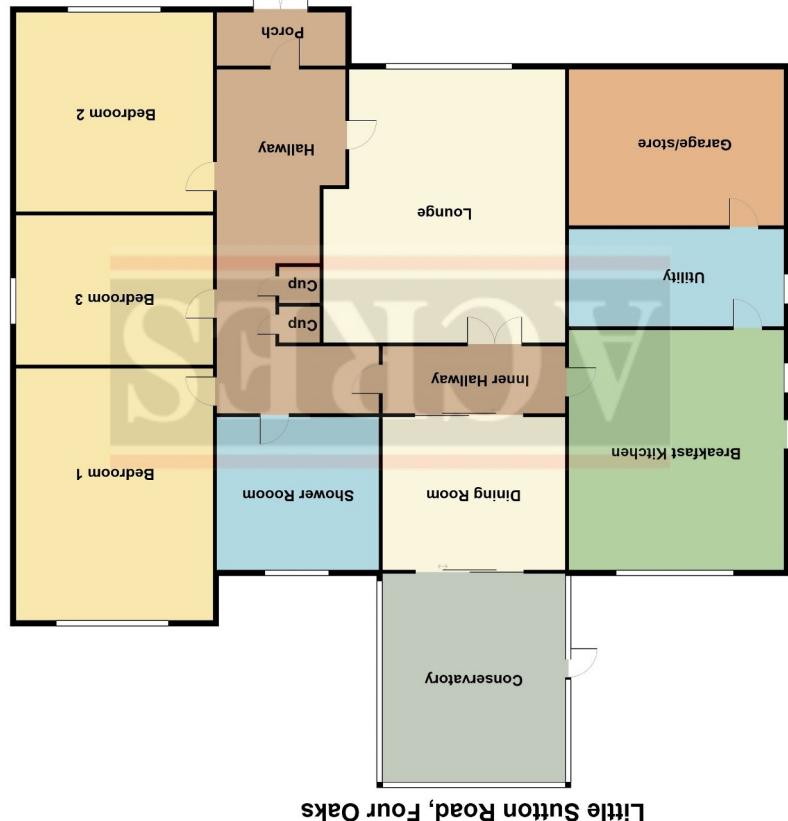
**SHOWER ROOM:** Obscure pvc double glazed window to rear, walk-in shower cubicle, white low level wc, white pedestal wash hand basin, radiator, full height tiling to walls.

**OUTSIDE:** Patio area leading to large mainly lawned garden with an array of mature shrubs and trees, two timber sheds.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

Every care has been taken with the preparation of these Particulars but completeness accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation, absolutely, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fittings or services 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.



| 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 BAND:    |               | E  |           |       |               |         |           |     |   |      |      |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| FIXTURES & FITTINGS: |               | Fitted carpets are included within the sale.   |           |       |               |         |           |     |   |      |      |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| VIEWING:             |               | Highly recommended via Acres on 0121 323 3088.   |           |       |               |         |           |     |   |      |      |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| LOCATION:            |               | Set off Mere Green Road.   |           |       |               |         |           |     |   |      |      |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
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