ACRES

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

- Detached bungalow
- Three bedrooms
- Master with fitted wardrobes
- White bathroom suite
- Lounge overlooking tree lined aspect
- Re-fitted breakfast kitchen with integrated appliances
- Large side garage & utility room
- Secluded rear garden with hot tub
- Set in a well regarded, central & sought after location
- No upward chain

SHARRAT FIELD, FOUR OAKS, B75 6QT - OFFERS AROUND £450,000

This well presented, spacious, freehold, detached bungalow, is set in a prime, central and sought after location, within an approximate one mile radius of Mere Green shopping centre, where you will find a host of restaurants, cafes and further facilities. Having excellent public transport links available within the area, the property is enhanced further by its attractive tree lined aspect to fore and secluded rear garden, which additionally features a hot tub spa. Complemented by gas central heating and pvc double glazing (both where specified) to fully appreciate the property on offer and its host of features, we highly recommend an internal inspection. Briefly comprising enclosed porch, reception hall, spacious lounge, comprehensively fitted breakfast kitchen having integrated appliances, utility room, inner hallway accessing the property's three bedrooms, the master having a range of fitted wardrobes, furthermore there is a family bathroom provided with white suite and a large side garage.

Set back from the roadway behind a tarmac in and out driveway with central shrub bed, access is gained via a pvc double glazed door into:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, part double glazed door opens to :

RECEPTION HALLWAY: Cloaks/storage cupboard off.

LOUNGE: 19' max / 11'6" min x 12'8" max / 10'10" min Pvc double glazed bow window to fore, radiator, coal effect living flame gas fire set into a feature fire surround having matching hearth and mantle, further pvc double glazed window and French door to side.

FITTED BREAKFAST KITCHEN: 18'9" max / 7'8" min x 9' max / 6'3" min Pvc double glazed window to fore, radiator, space for breakfast table, opening to the: Fitted Kitchen having pvc double glazed window to side, sink unit set into sweeping granite style work surfaces having upstands, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated fridge and dishwasher, fitted stainless steel oven having matching gas hob above, in turn with extractor over, pvc double glazed door to:

SIDE UTILITY ROOM: 17'6" x 5'3" Doors to front and rear, spaces for washing machine, dryer and fridge/freezer, tiled floor.

INNER HALLWAY:

BEDROOM ONE: 12'10" x 10'6" max / 8'6" min Pvc double glazed window to rear, three double fitted wardrobes with central dressing table recess having drawers beneath, radiator.

BEDROOM TWO: 11' x 9'9" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 8'3" x 7'9" Pvc double glazed window to side, radiator.

BATHROOM: Pvc double glazed window to side, matching white suite comprising bath having shower over, wash hand basin, low level wc, tiled splash backs and floor, linen cupboard.

LARGE SIDE GARAGE: 16'6" x 12'6" Remote controlled electric garage door, door to rear.

OUTSIDE: Paved patio area to side and rear, having hot tub, lawned rear garden flanked by borders having mature shrubs and bushes.

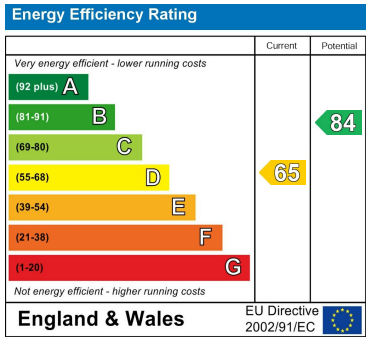
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

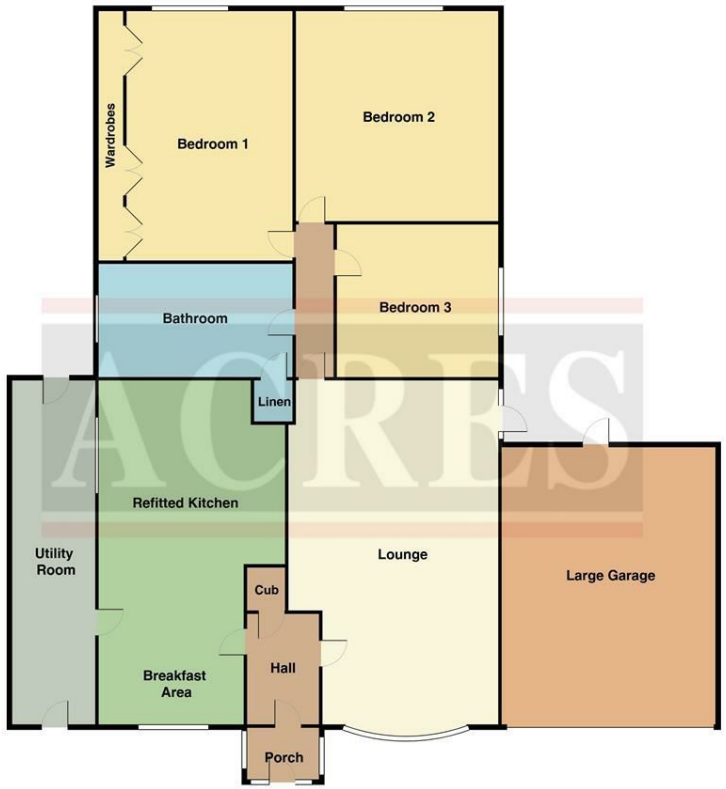
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Sharrat Field , Four Oaks,



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.