

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached dormer bungalow
- Three ground floor bedrooms
- Bedroom four/home office to first floor with separate wc
- Ground floor family bathroom & separate wc
- Attractive lounge with Inglenook fire & log burning stove
- Fitted kitchen
- Utility room
- Welcoming reception hall combining dining area
- Private mature rear garden
- Set in a prime, central and sought after location



RUSSELL BANK ROAD, FOUR OAKS, B74 4RE - OFFERS IN EXCESS OF £600,000

This delightful, attractive, well-presented and enlarged, deceptively spacious Freehold detached bungalow is set in a prime, central, sought-after location, just a short stroll from the well regarded Four Oaks Infant and Junior School. Positioned ideally, the property also benefits from excellent local public transport facilities, including readily available bus services and access to the Cross City rail line. Furthermore, the natural beauty of Sutton Park, extending to approximately 2,400 acres, is located only a few hundred metres away. Entered via a welcoming reception hall incorporating a dining area, the property offers a rear lounge with wide Inglenook feature fireplace with log burning stove, together with a fitted kitchen having a utility room off. There are three ground floor double bedrooms, complemented by a well-appointed family bathroom and a separate guest cloakroom/WC. To the first floor there is a versatile fourth bedroom or home office/den, as preferred, together with a further separate WC. The property is complemented by gas central heating and PVC double glazing (both where specified) and is further enhanced by its mature and private plot. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

Set back from the roadway behind a multi-vehicular driveway, flanked by mature hedges providing privacy, access is gained to the accommodation via a pvc front door with oval obscure double glazed inset opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, part glazed door to:

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

ATTRACTIVE LOUNGE: 18'5" max / 15'2" min x 15' max / 11'2" min Pvc double glazed bay window to rear with central double glazed double French doors to garden, wide Inglenook fireplace having rustic brick recess, double glazed window to side, central log burning stove set on a matching hearth, radiator.

FITTED KITCHEN: 14'9" max / 13'2" min x 10'9" max / 8'6" min Pvc double glazed window to rear set into a recess having single drainer sink unit, there is a range of fitted units to both base and wall level including drawers, work surfaces having tiled splash backs, recesses for appliances, tiled floor.

UTILITY ROOM: 14' max / 5'6" min x 5' max / 3'4" min Pvc double glazed windows to side and rear with double glazed double French doors opening to garden, fitted base units together with work surfaces, spaces for appliances, radiator.

BEDROOM ONE: 22' x 8'9" Pvc double glazed windows to front, side and rear elevations, radiator, feature vaulted ceiling.

BEDROOM TWO: 12'2" x 11'6" Pvc double glazed window to front, radiator, wood laminate flooring.

BEDROOM THREE: 11'4" max / 8'3" min x 9'7" max / 6'6" min Pvc double glazed window to front, radiator, wood laminate flooring.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath having shower over and glazed splash screen, wash hand basin, ladder style radiator, linen cupboard, tiled floor.

SEPARATE/GUESTS WC: Pvc double glazed obscure window to side, white low flushing wc.

STAIRS TO BEDROOM FOUR/HOME OFFICE: 16'7" max (combined area) / 7'2" min x 13'1" Two pvc double glazed windows to rear.

SEPARATE WC: White low flushing wc, wash hand basin.

OUTSIDE: Patio area to a lawned rear garden enclosed by mature shrubs, bushes and hedging, being of an approximate south-easterly aspect.



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

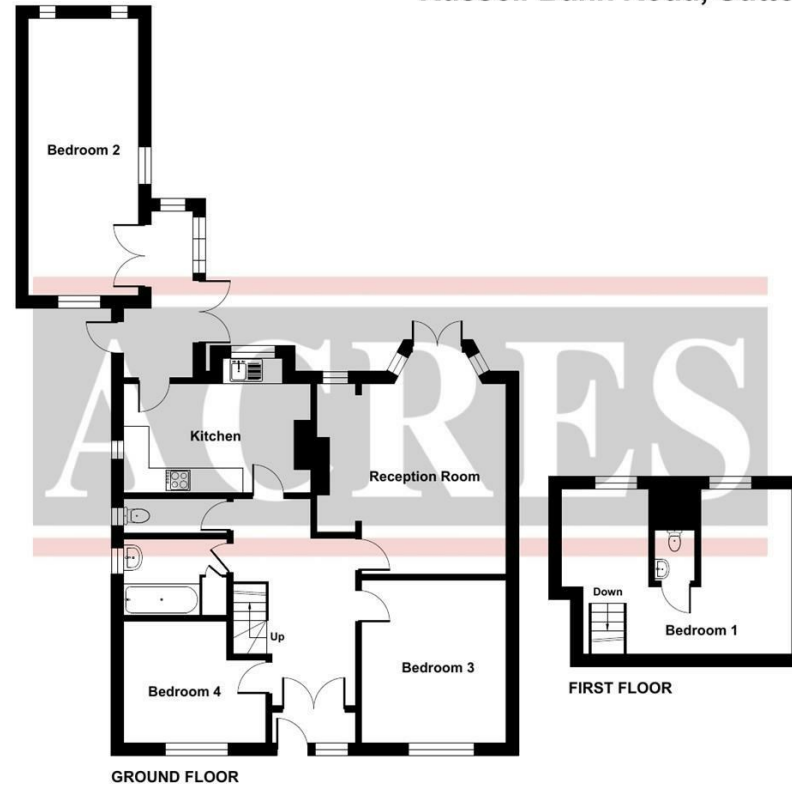
VIEWING: Highly recommended via Acres on 0121 323 3088

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales EU Directive 2002/91/EC | | |



Russell Bank Road, Sutton Coldfield, B74

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Acres Estate Agent. REF: 1441306

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.

