

# ACRES

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

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- Detached bungalow
- Two good sized bedrooms
- Bathroom
- Rear lounge
- Fitted kitchen
- Side lobby/potential utility area
- Garage & in and out driveway
- Scope for modernisation/improvement
- No upward chain
- Sought after location, close to excellent public transport links



**HILLSIDE ROAD, FOUR OAKS, B74 4DQ - OFFERS AROUND £400,000**

This well presented, detached bungalow, offers scope and potential for modernisation/improvement or enlargement (subject to necessary planning permissions/consents). Having the added benefit of no upward chain, the property is set in a well regarded, sought after location, close to shops and public transport links. Complemented by gas central heating and pvc double glazing (both where specified), the property is set on a generous plot with feature in & out driveway. The accommodation briefly comprises porch, reception hallway, rear lounge, fitted kitchen, side lobby/utility area, two bedrooms and bathroom. Externally the property has a mature rear garden and garage. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway, occupying a corner position, the property benefits from an in and out paved, driveway, there is a central fore garden and access to the accommodation is via a pvc double glazed door into:

**PORCH:** Pvc double glazed windows, tiled floor, obscure glazed door opens to:

**RECEPTION HALL:** Obscure glazed window to front, radiator, doors to:

**LOUNGE/DINING AREA:** 15'5" x 13'10" Pvc double glazed bay window to rear, feature fireplace having tiled hearth and rustic brick surround, radiator.

**FITTED KITCHEN/DINER:** 11'11" x 11'6" Pvc double glazed window to rear, obscure glazed door to side, stainless steel sink/drainage unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, inset eye level oven and grill, four ring gas hob with extractor canopy over, space for fridge/freezer, integrated dishwasher, plumbing and space for washing machine, tiled flooring, radiator.

**BEDROOM ONE:** 12'4" x 11'10" Pvc double glazed bay window to front, two double and one single built-in wardrobes with overhead storage, matching chest of drawers, wood effect flooring, radiator.

**BEDROOM TWO:** 11'9" x 10'3" Pvc double glazed window to side, radiator.

**BATHROOM:** 8'3" x 7'4" Pvc double glazed obscure window to side, matching suite comprising bath with shower over, wash hand basin, low level wc, airing cupboard, radiator.

**LOBBY:** Obscure pvc double glazed windows to front and side, pvc double glazed door to rear, access to garage, useful storage cupboard, plumbing and space for washing machine and dryer.

**GARAGE:** 16' x 9' Up and over electric garage door, door to side lobby (Please check the suitability of this garage for your vehicle)

**OUTSIDE:** Paved patio area having generous lawn, flanked by borders with mature shrubs, bushes and trees, timber shed to rear.



**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 :** D                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



56, Hillside Road, Sutton Four Oaks, Sutton Coldfield, B74 4DQ



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ON 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.