

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached dormer bungalow
- Four bedrooms
- Two bedrooms to ground floor
- Well appointed ground floor bathroom & first floor shower room
- Spacious lounge
- Open plan kitchen, dining and living area
- Rear conservatory
- Mature, well tended rear garden
- Garage & utility room
- Close to local amenities, schooling & Sutton Park



BENNETT ROAD, FOUR OAKS, B74 4TH - OFFERS AROUND £775,000

Set within a sought after Four Oaks location, this well presented, detached dormer bungalow offers spacious and versatile accommodation. A welcoming reception hall leads to a generous lounge and an impressive open-plan kitchen, dining and living space, creating an excellent area for both everyday living and entertaining. A conservatory overlooks and provides access to the rear garden. The ground floor benefits from two well proportioned bedrooms and a family bathroom, whilst the first floor offers two additional bedrooms and an additional shower room. Externally, the property enjoys a mature and beautifully maintained rear garden, offering a high degree of privacy and a garage. Ideally located close to local amenities, well regarded schools and transport links, this is an excellent opportunity to acquire a spacious home within a highly regarded Four Oaks address.

Set back from the roadway behind a multi-vehicle block paved in and out driveway with central flower bed and borders to front, access to the property is gained via pvc double glazed door opens to:

PORCH: Pvc double glazed windows to front, tiled flooring, opening to:

RECEPTION HALLWAY: Obscure glazed window and door to front, stairs off, hidden under stairs storage cupboard, two radiators, doors to:

LOUNGE: 18'7" x 14'7" max / 11'4" min Pvc double glazed sliding doors to conservatory, two stained glass windows to side, Inglenook fireplace with marble hearth and surround, radiator, glazed door to dining room.

CONSERVATORY: 13'6" x 10'3" Double glazed windows to rear and side and French doors to side, tiled flooring.

DINING ROOM: 17'9" x 8'3" Pvc double glazed window to rear, wood effect flooring, radiator with contemporary cover, opening to:

BREAKFAST KITCHEN: 12'3" x 9'8" Pvc double glazed windows to side and rear, one and a half bowl stainless steel sink/drainers unit set into rolled edge work surfaces, tiled splash backs, there is a range of matching soft close units fitted to both base and wall level including drawers, eye level integrated Neff oven & grill, integrated fridge, four ring ceramic hob with concealed extractor canopy above, plumbing and space for dishwasher, tiled flooring, door to:

UTILITY ROOM: Obscure pvc double glazed door to side, single sink/drainers unit set into rolled edge work surfaces, plumbing and space for washing machine and dryer, space for fridge/freezer, wood effect flooring.

GROUND FLOOR BATHROOM: 11'1" max / 8'3" min x 7'5" Obscure glazed window to side, matching suite comprising corner 'swirlpool' bath, walk-in shower area with glazed screen, wash hand basin with vanity unit below, built-in wc, tiled walls and flooring with under floor heating, radiator.

BEDROOM ONE: 12'4" x 11'8" Pvc double glazed bay window to front, four double and one single built-in wardrobes, radiator.

BEDROOM FOUR: 12'4" x 7'9" Pvc double glazed window to side, one single and one double built-in wardrobes, radiator.

STAIRS TO LANDING: Doors to:

BEDROOM TWO: 18'4" max / 14'4" min x 9'8" Pvc double glazed window to rear, two double and one single built-in wardrobes, wash hand basin with vanity unit below, radiator.

BEDROOM THREE: 13'7" x 13'7" max / 9'7" min Pvc double glazed window to front, one double and one single built-in wardrobes with over head storage, radiator.

BATHROOM: 9'3" x 5'6" Obscure pvc double glazed window to side, corner bath with shower over, wash hand basin with vanity unit below, low level wc, tiled walls and floor with under floor heating, radiator.

GARAGE: 16'2" x 8'5" Electric up and over garage door, obscure glazed door to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with steps leading to lawn, offering a variety of mature shrubs, bushes and trees, borders and central flower bed, greenhouse, timber shed.

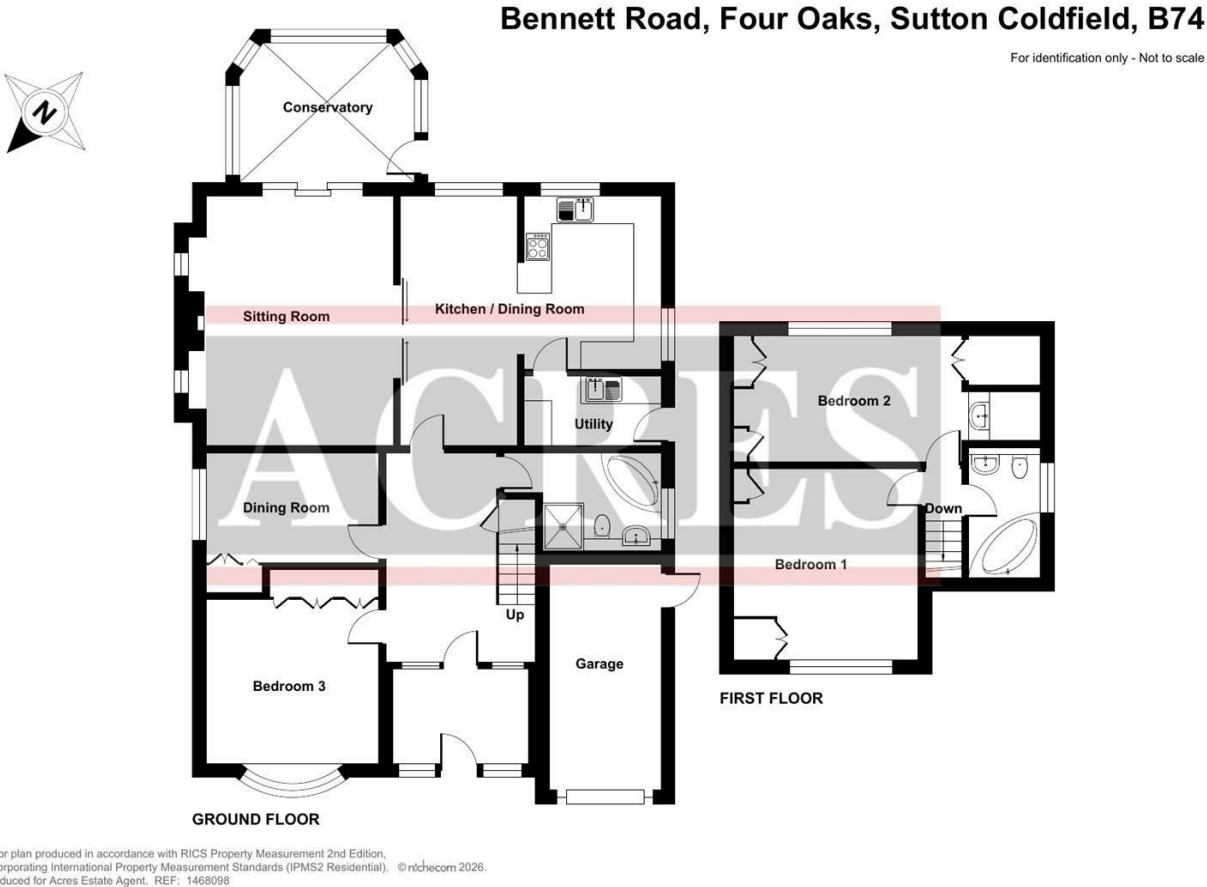
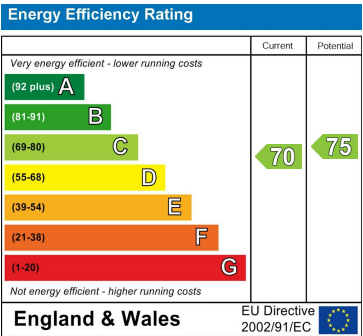


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : F COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



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.

