ACRES

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



- Superb detached bungalow situated in a sought-after location
- Two spacious double bedrooms
- Generous & welcoming family lounge
- Extended open-plan kitchen/dining room
- Bright & airy conservatory overlooking the rear garden
- Practical utility room
- Well-appointed family bathroom complemented by a separate WC
- Private, enclosed rear garden
- Garage & block-paved driveway providing off-road parking
- Offered for sale with no upward chain





EGERTON ROAD, STREETLY, B74 3PG - OFFERS OVER £400,000

Positioned on the ever-popular Egerton Road, Streetly, this superb detached bungalow offers spacious, versatile accommodation throughout and is available with the added benefit of no upward chain. Thoughtfully extended to create an impressive open-plan kitchen/dining space, the property is perfectly suited to those seeking comfortable single-storey living, complemented by generous room proportions, a private rear garden and excellent off-road parking with garage. Situated within a highly sought-after residential location, this delightful home is ideal for a wide range of buyers and an early internal viewing is highly recommended to fully appreciate everything on offer.

Set back from the roadway behind a multi-vehicle paved driveway, access to the property is gained via a pvc double glazed side door into:

PORCH: Tiled flooring, composite obscure glazed front door opens to:

RECEPTION HALL: Engineered oak flooring, large useful storage cupboard, double glazed window to side, radiator with cover, space for seating or desk.

LOUNGE/DINING ROOM: 16'6" x 11'11" Pvc double glazed sliding patio doors, two pvc obscure double glazed windows to side, coal effect feature fireplace with stone hearth, surround and mantle, radiator.

BREAKFAST KITCHEN: 14'10" x 11'10" Pvc double glazed window and sliding doors to side with fitted shutters, one and a half bowl sink/drainer unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, inset oven/grill, ceramic hob with extractor canopy over, integrated fridge/freezer, space for dining table and chairs, tiled flooring, radiator, bi-folding doors to:

CONSERVATORY: 12'9" x 7'8" Double glazed sliding doors to rear, door to utility and garage.

UTILITY ROOM: Double glazed window to rear, sink unit with storage cupboard below, plumbing and space for washing machine and dryer, wood effect flooring.

BEDROOM ONE: 15'3" x 10' Double glazed window to front, three double, one single and one and half door built-in wardrobes, space for matching bedside units, radiator.

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

BATHROOM: Obscure pvc double glazed window to side, matching suite comprising tiled splash backs and shower over, wash hand basin, part tiled walls, chrome ladder style radiator, useful storage cupboard.

SEPARATE WC: Obscure pvc double glazed window to side, low level wc, part tiled walls.

GARAGE: 16' x 8' Obscure glazed window to side, double opening garage doors to front, fitted shelving (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Having three separate patio areas together with seating around the garden, lawn and borders with mature shrubs, bushes and trees to rear having a good degree of privacy.















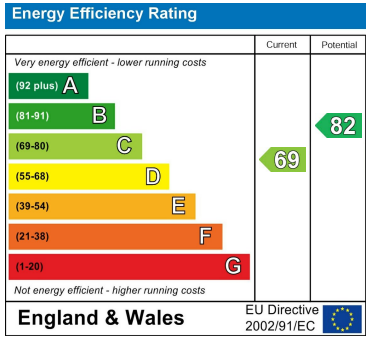
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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: Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088







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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.