ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached bungalow
- Generous corner plot
- Two double bedrooms
- Well appointed bathroom
- Spacious lounge/diner
- Breakfast kitchen
- Conservatory
- Garage
- Potential to extend to the front and side, subject to planning
- No upward chain





INGLEWOOD GROVE, STREETLY, B74 3LW - OFFERS AROUND £440,000

Occupying a generous corner plot on Inglewood Grove, this appealing detached bungalow offers well proportioned accommodation with excellent scope to personalise and enhance. The property features a spacious family lounge/diner, breakfast kitchen and conservatory, complemented by two bedrooms and a well appointed bathroom. A garage provides useful parking or storage, whilst the plot offers potential to extend to the front and side, subject to the necessary planning permission and consents. Offered for sale with no upward chain, this attractive bungalow must be viewed to appreciate its accommodation, setting and future potential.

Set back from the roadway, on a corner position, behind a multi-vehicle paved driveway, access to the accommodation is gained via a glazed door into:

PORCH: Glazed windows to front and side, obscure picture window to side, obscure glazed door opens to:

RECEPTION HALL: Glazed picture window to lounge, radiator, doors off to:

LOUNGE: 18' x 11'4" Pvc double glazed window to side, coal effect feature fireplace with marble hearth and contemporary mantle, three radiators, picture window to:

CONSERVATORY: 26'2" x 9'11" Pvc double glazed windows to side and rear, pvc double glazed French doors to outside, radiator.

FITTED KITCHEN: 13'8" x 9'2" max / 8'7" min Pvc double glazed window and door to rear, one and a half bowl sink/drainer unit set into rolled edge work surfaces, feature tiled splash backs, there is a range of fitted units to both base and wall level including drawers, glazed display units and plate rack, inset eye level oven/grill and microwave, ceramic hob with extractor canopy over, integrated fridge/freezer, pull out larder unit, separate breakfast bar, radiator.

BEDROOM ONE: 14'8" x 10'8" Pvc double glazed windows to front and side, two double wardrobes and drawers, additional half wardrobe, radiator.

BEDROOM TWO: 11'5" x 10'8" Pvc double glazed windows to front and side, radiator.

BATHROOM: 10' x 6'1" Obscure pvc double glazed window to side, matching suite comprising bath, walk-in separate shower unit with glazed splash screens, wash hand basin, low level wc, tiled walls, tile effect flooring, radiator.

GARAGE: 19'8" x 8'4" Up and over garage door (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Low maintenance block paved rear garden having borders with mature shrubs and bushes, timber fencing.









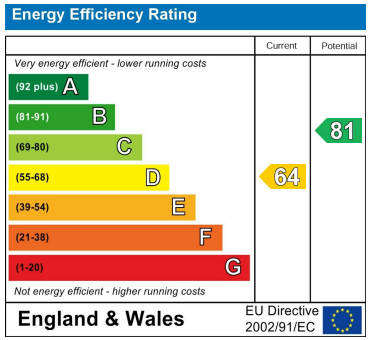
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : D

VIEWING: Highly recommended via Acres on 0121 323 3088





Inglewood Grove, Streetly, B74 3LW



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.