ACRES

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

- Superbly presented detached bungalow
- Elevated plot enjoying an attractive and private outlook
- Three generous double bedrooms
- Principal bedroom benefiting from a well-appointed en-suite
- Stylish and beautifully appointed family bathroom
- Spacious lounge together with separate dining room
- Enlarged conservatory & well-equipped breakfast kitchen
- Detached garage
- Picturesque, beautifully maintained gardens offering excellent privacy
- No upward chain

KEATING GARDENS, FOUR OAKS, B75 5QG - ASKING PRICE £625,000

Acres are delighted to offer for sale this superbly presented detached bungalow, occupying an enviable elevated position within the highly sought after Keating Gardens and enjoying a good degree of privacy with attractive views. Finished to an excellent standard throughout, this impressive home offers spacious and versatile accommodation including three double bedrooms, with the principal bedroom benefiting from its own en-suite, together with a beautifully appointed family bathroom. Generous living space comprises a welcoming lounge, separate dining room and an enlarged conservatory overlooking the picturesque rear garden, complemented by a well equipped breakfast kitchen. Externally, the property continues to impress with beautifully maintained gardens creating a wonderful setting in which to relax and entertain, together with the advantage of a detached garage. Offering an excellent combination of space, quality and location, early viewing is highly recommended.

In a corner position, set back from the roadway behind a fore garden and driveway, there is a detached side garage and a pathway leading to a pvc double glazed double doors opening to:
PORCH: Tiled flooring, obscure pvc double glazed door to front into:

RECEPTION HALL: Oak flooring, two storage cupboards, radiator with cover, doors off to:

LOUNGE: 17'7" max / 12'4" min x 16' max / 13'9" min Pvc double glazed French doors to rear, pvc double glazed box window to front, Inglenook feature fireplace with coal effect central fire, slate hearth and rustic brick surround, oak flooring, two radiators.

DINING ROOM: 12'3" x 9'10" Sliding double glazed doors from hallway, door to conservatory, oak flooring, radiator.

CONSERVATORY: 13'9" x 10'2" Pvc double glazed windows to side and rear, French doors to side, tiled flooring, radiator, hardened insulation roof.

BREAKFAST KITCHEN: 12'3" x 11'7" Pvc double glazed window to rear, pvc double glazed door to side, one and a half bowl sink/drainer unit with Qooker tap and waste disposal unit set into box edged work surfaces, there is a range of fitted units to both base and wall level including drawers, splash backs, inset four ring ceramic hob with extractor canopy over, inset oven/grill, integrated appliances including dishwasher, fridge/freezer and microwave, plumbing and space for washing machine and tumble dryer, radiator, tiled floor.

BEDROOM ONE: 11'11" x 9'11" Pvc double glazed window to side, two double and one single built-in wardrobes, radiator, wood effect flooring, door to:

EN-SUITE: 7'10" x 4'11" Obscure pvc double glazed window to side, suite comprising corner enclosed shower with glazed shower screen, wash hand basin, low level wc, chrome ladder style radiator, tiled walls and tile effect flooring.

BEDROOM TWO: 11'11" x 9'4" Pvc double glazed window to side, two double built-in wardrobes, wood effect flooring, radiator.

BEDROOM THREE: 9'6" x 9'4" Pvc double glazed window to front, double built-in wardrobe, wood effect flooring, radiator.

FAMILY BATHROOM: 8'8" x 5'6" Obscure pvc double glazed window to side, white suite comprising bath with shower over, glazed shower screen, low level wc, wash hand basin, wall mounted storage cupboard, tiled walls and flooring, chrome ladder style radiator.

OUTSIDE: Having an elevated position with views, with borders having shrubs and bushes, porcelain paved patio and lawn, separate decking area.

SIDE GARDEN: Additional paved patio area with bin stores, further borders and steps leading to:

DETACHED GARAGE: 16'11" x 16'9" Up and over electric garage door, glazed window to side, pvc double glazed door to side. (Please check the suitability of this garage for your own vehicle)

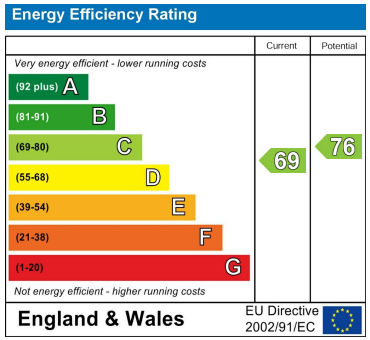
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

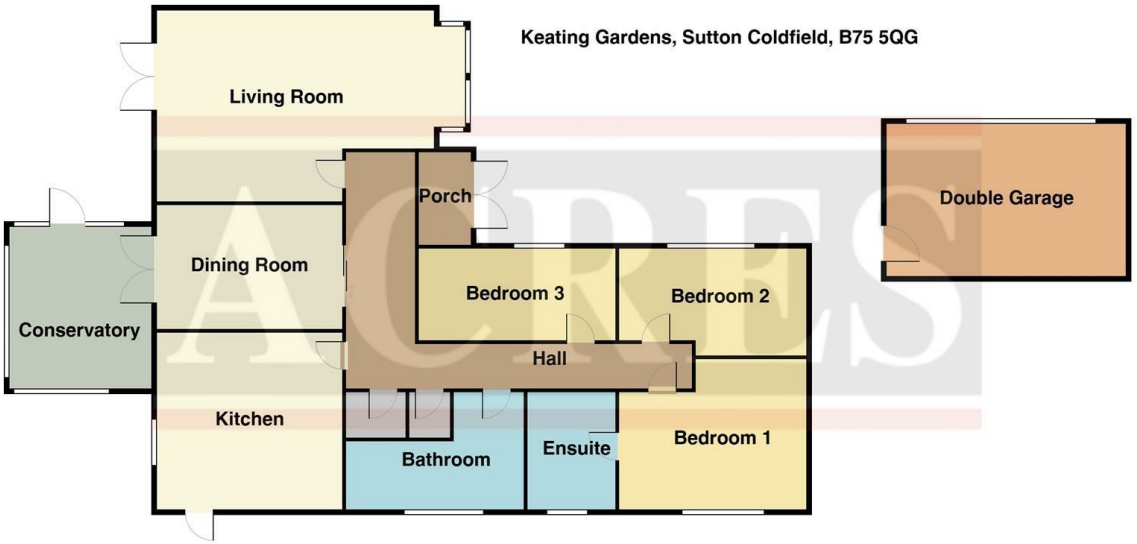
The Property Ombudsman

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 : F COUNCIL : Birmingham

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 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.