

ACRES

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

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- Detached bungalow
- Three bedrooms, bedroom three being a versatile space
- Well appointed family bathroom
- Lounge/day room
- Large dining/family room
- Fitted kitchen with integrated appliances
- Generous, mature rear garden
- Off road parking & fore garden
- Close to well regarded schooling & public transport links
- Sought after location



CROCKFORD DRIVE, FOUR OAKS, B75 5HH - OFFERS AROUND £500,000

This much improved & well presented detached bungalow, is set in a prime, central and sought after location, close to Mere Green shopping centre, well regarded schooling and public transport links. Having pvc double glazing and gas central heating (both where specified), the property has been renovated and thoughtfully designed. Briefly comprising large porch, lounge/day room, rear dining/family room with feature log burning stove, fitted kitchen with integrated appliances, three bedrooms with bedroom three currently being utilised as a snug/den and a renewed, well appointed family bathroom. Externally there is a generous, well maintained rear garden and to the fore off road parking with fore garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with shrubbery and fore garden, there is a large lawn and pathway leading to pvc double glazed front door into:

PORCH: Tile effect flooring, pvc double glazed window to reception hall, multi-locking composite front door with obscure double glazed inset opens to:

LOUNGE/DAY ROOM: 13' x 12'5" max / 11'10" min Large welcoming space with flexible usage, radiator, stairs off, doors to:

DINING ROOM/FAMILY ROOM: 15'3" x 15'2" Double glazed bi-folding doors to rear, log burning stove with tiled hearth and rustic brick surround, wood effect flooring, radiator.

FITTED KITCHEN: 8'10" x 8'2" Pvc double glazed double opening window to rear, stainless steel single bowl sink unit set into box edged granite work surfaces with mirrored splash backs, there is a range of matching Shaker style units fitted to both base and wall level including drawers, built-in oven and grill with fitted microwave over, ceramic hob with concealed extractor canopy over, integrated fridge/freezer and dishwasher, space for washing machine, engineered wooden flooring, archway to dining room.

BEDROOM ONE: 15'3" x 8'11" Pvc double glazed window to front, modern vertical radiator.

BEDROOM TWO: 13'8" x 7'8" Pvc double glazed window to front, Velux skylight, two double built-in wardrobes, radiator.

BEDROOM THREE/VERSATILE RECEPTION ROOM: 12'6" x 9'10" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 8'6" max / 5'5" min x 6'10" Obscure double glazed window to side, white suite comprising bath with shower over, white brick splash backs, wash hand basin with vanity unit below, low level wc, large useful storage cupboard, feature tiled wall, period style radiator.

OUTSIDE: A picturesque, seasonal garden is shielded by mature trees, borders having a variety of shrubs and bushes, large feature paved patio area for seating, steps lead to a generous lawn, timber storage area, timber fencing.



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 : E **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		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Crockford Drive, Sutton Coldfield, B75 5HH



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