

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached bungalow in a desirable Four Oaks location
- Three good sized bedrooms
- Family bathroom plus WC off the main bedroom
- Large front lounge
- Well appointed sunroom overlooking the garden
- Breakfast kitchen with separate utility
- Garage & generous off road parking
- Private rear garden with scope to extend
- No upward chain
- Close to local shops at 'The Crown' & excellent transport links



**HIGHCROFT DRIVE, FOUR OAKS, B74 4SX - OFFERS OVER £525,000**

Set in a highly sought after location on Highcroft Drive, this spacious detached bungalow offers versatile accommodation and excellent potential for extension. The property features three well proportioned bedrooms, a generous front lounge, including a beautifully appointed sunroom overlooking the private rear garden. A breakfast kitchen with utility, a well appointed family bathroom, and a convenient WC off the main bedroom, adding to the practicality of the layout. With a large garage, ample driveway parking, and the benefit of no upward chain, this home represents an excellent opportunity for buyers looking to settle close to local amenities and excellent transport links nearby.

Set in a corner position, within a quiet cul-de-sac, having fore garden and multi-vehicle driveway, access to the property is gained via pvc double glazed multi-locking door into:

**PORCH:** Pvc double glazed windows, further obscure glazed door opening to:

**RECEPTION HALL:** Obscure glazed door, radiator, doors to:

**LOUNGE:** 20'2" max / 19'2" min x 15'3" Full length pvc double glazed window to front, coal effect feature fireplace with marble hearth and surround, having mantle over, two radiators.

**FITTED KITCHEN:** 12'9" x 8'4" Pvc double glazed window to front, glazed door and window to 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 fitted units to both base and wall level including drawers, integrated oven, microwave, hob and dishwasher, space for fridge/freezer, tiled flooring, chrome ladder style radiator.

**UTILITY:** 10'3" x 6'8" Pvc double glazed windows to side and rear, pvc double glazed door to side, double bowl stainless steel sink/drainers unit set into rolled edge work surfaces, plumbing for washing machine, space for dryer, fitted base units, tiled flooring.

**INNER HALLWAY:** Useful storage cupboard, radiator, doors to:

**BEDROOM TWO:** 9'7" x 8'1" Pvc double glazed window to side, one double and one single built-in wardrobes with mirrored sliding doors.

**SHOWER ROOM:** Obscure pvc double glazed window to side, walk-in shower with glazed shower screen, tiled splash backs, display/storage shelf, wash hand basin with vanity unit below, low level wc, part tiled walls, tiled flooring, chrome ladder style radiator.

**BEDROOM ONE:** 15'4" x 8'9" Pvc double glazed sliding doors to rear, two double built-in wardrobes with overhead storage, radiator, folding door to:

**WC:** Low level wc, display/storage shelf, wash hand basin with vanity unit, tiled splash backs.

**BEDROOM THREE/DINING ROOM:** 15'4" x 10'9" Pvc double glazed sliding doors to rear, radiator.

**SUN ROOM:** 20'6" x 12'7" Pvc double glazed windows to each elevation, radiator, French doors to rear and side, sliding doors to bedroom three/dining room, wood effect flooring.

**GARAGE:** 16'9" x 13'2" Up and over garage door to front, pvc double glazed doors to rear. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area with lawn having borders with shrubs, bushes and trees, side patio having potential and scope for enlargement/development (STPP), space for shed.



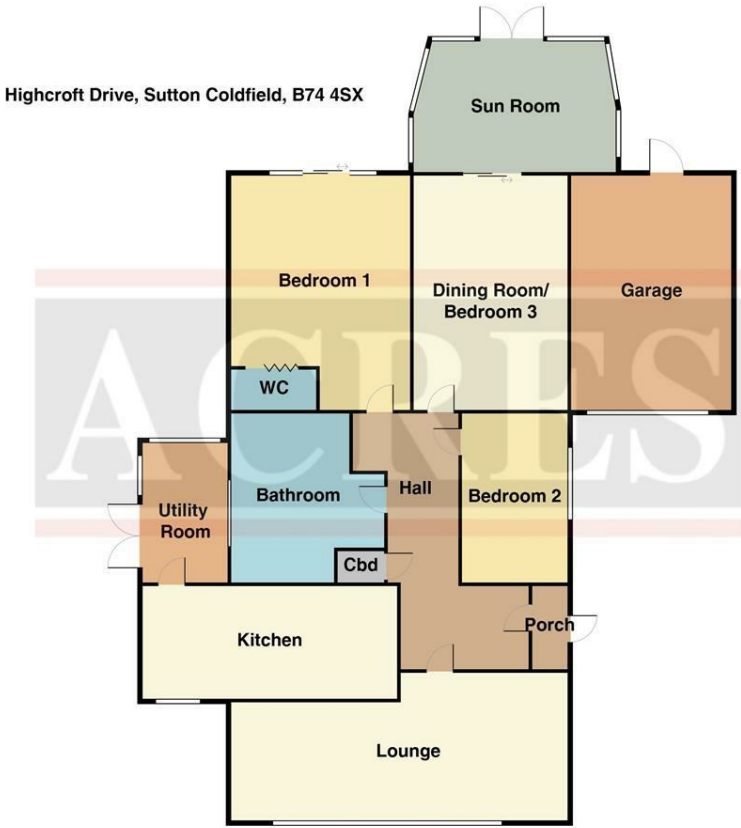
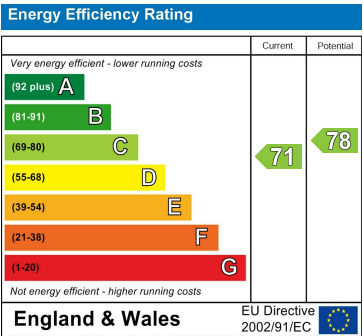




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.