

ACRES

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

- Four bedrooms, three to the ground floor
- Bedroom five/optional home office
- En-suite shower room & fitted wardrobes to master
- Ground floor bathroom & first floor shower room
- Spacious lounge opening to additional sitting area
- Rear garden/day room
- Fitted breakfast kitchen
- Large garage
- Set in a prime, central location
- Just a short stroll from Streetly Village & Sutton Park



HARDWICK ROAD, LITTLE ASTON, B74 3DH - OFFERS AROUND £785,000

This deceptively spacious, freehold, detached dormer bungalow, is set in a prime, central and sought after location, just a short stroll from an array of shopping facilities, restaurants and cafes at Streetly Village. Close by you will also find access to the delights of Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified), the property is enhanced further by its deceptive proportions. An ideal family home, given the accommodation on offer, or indeed a retirement bungalow, all of which to fully appreciate, an internal inspection is highly recommended. Briefly comprising enclosed porch, welcoming reception hall, rear lounge opening to a sitting area, in turn to a garden/day room. There is a fitted breakfast kitchen together with three ground floor bedrooms, the master having fitted wardrobes and an en-suite shower room. Furthermore there is a well appointed ground floor bathroom. To the first floor the property offers the option of two additional bedrooms or perhaps a home office/den, together with a further shower room. There is a large garage with electric door and rear garden.

Set back from the roadway behind a multi-vehicular driveway enclosed by mature hedges, access is gained to the property via a part double glazed door opening to:

FULLY ENCLOSED PORCH: Part obscure pvc double glazed door opens to:

RECEPTION HALL: Pvc double glazed obscure windows to front, two radiators.

REAR LOUNGE: 17'5" max / 16'3" min x 11'10" Pvc double glazed picture window to rear, coal effect living flame gas fire set on a slate hearth with matching recess, two radiators, archway to:

SITTING / SNUG AREA: 11'7" x 9' Radiator.

GARDEN / DAY ROOM: 12' x 8'10" Two double glazed windows to rear, together with double glazed patio doors to side, electric living flame style fire, set on a marble hearth, wood laminate flooring.

BREAKFAST KITCHEN: 18'1" x 8'10" Pvc double glazed window to front, enamel one and a half bowl sink unit set into work tops having tiled splash backs, there is a range of gloss finish fitted wall and base units including drawers, elevated stainless steel oven with separate microwave, fitted hob, recesses for appliances, space for breakfast table, double radiator, tiled floor, part obscure double glazed door to side.

BEDROOM ONE: 14' x 11'10" max / 9'10" min Double glazed window to rear, double radiator, two double fitted wardrobes, over head storage cupboards, fitted drawer unit, dressing table with additional drawers.

EN-SUITE SHOWER ROOM: Double glazed window to rear, matching white suite comprising enclosed shower cubicle, vanity wash hand basing having double and single base units beneath, together with display/storage ledge, low flushing wc, radiator, tiled splash backs and floor.

BEDROOM TWO: 14' x 9' Pvc double glazed bow window to fore, radiator.

BEDROOM THREE: 14' x 8'10" Pvc double glazed bow window to fore, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath having shower over, wash hand basin, low flushing wc, tiling to walls and floor, radiator.

STAIRS TO LANDING:

BEDROOM FOUR: 15'8" x 8'10" Double glazed window to rear, radiator. Walk-in store room/wardrobe: 8'7" x 5'1" measured at floor level as sloping ceiling.

BEDROOM FIVE/POTENTIAL HOME OFFICE: 12'6" x 7' Double glazed window to rear, radiator.

SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising shower cubicle, wash hand basin, low flushing wc, radiator, tiled splash backs.

LARGE GARAGE: 17'6" x 14'3" Electric garage door, door to hallway.

OUTSIDE: Patio area to a lawned rear garden flanked by borders having mature shrubs and bushes.

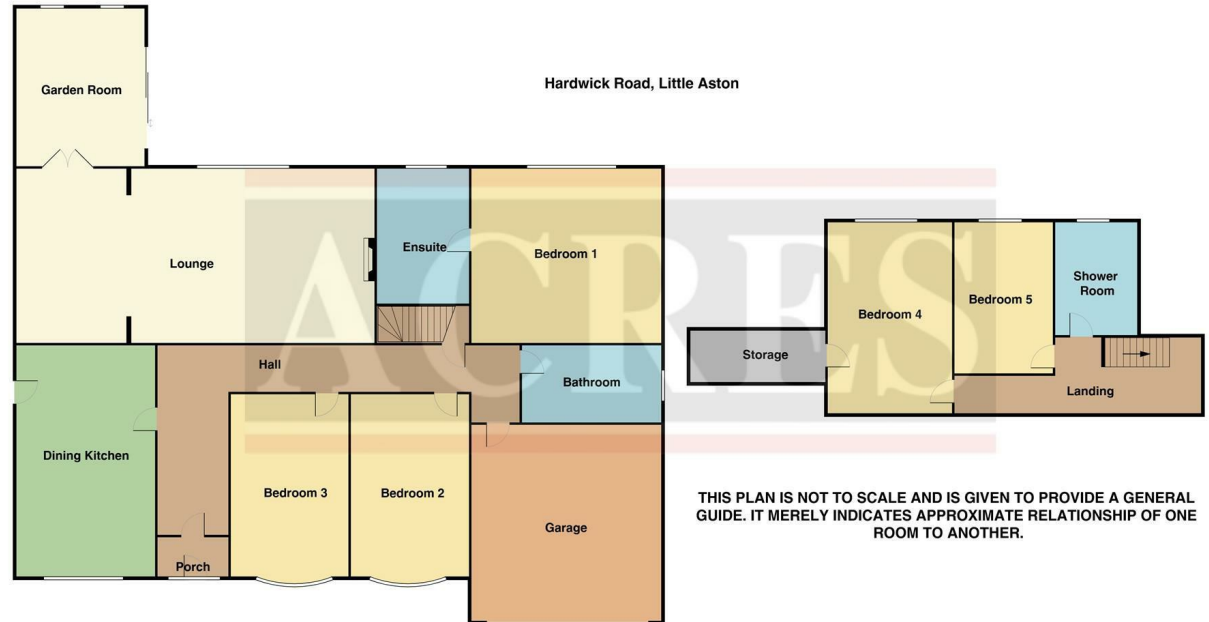


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : G **COUNCIL :** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		



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.