

ACRES

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



- Detached bungalow
- Two bedrooms
- Bathroom
- Lounge
- Fitted kitchen
- Garage
- No upward chain
- Sought after location
- Potential for modernisation/alteration



WALCOT CLOSE, FOUR OAKS, B75 5EF - OFFERS AROUND £300,000

This freehold, detached bungalow, is set in a central and sought after cul-de-sac location, complemented by gas central heating and pvc double glazing (both where specified). The property is located approximately half a mile from Mere Green shopping centre, which offers a variety of restaurants, cafes, supermarket and other amenities, with Four Oaks having access to excellent public transport links including the Cross City rail line and local bus services. Briefly comprising enclosed porch, reception hall, two double bedrooms, well appointed bathroom, lounge, fitted kitchen and garage, the property additionally benefits from a mature rear garden. To fully appreciate the accommodation on offer and it's potential, we highly recommend an internal inspection.

Set back from the roadway behind a paved, multi-vehicle driveway and fore garden, the property is accessed via:

ENCLOSED PORCH: Pvc double glazed sliding doors to front, obscure picture window into bathroom, opening to:

RECEPTION HALL: Obscure pvc double glazed window and door to front, radiator.

LOUNGE: 20'6" x 11'8" max / 9'4" min Open plan lounge with pvc double glazed patio doors to rear, coal effect feature fireplace having tiled hearth, stone surround and mantle over, bespoke fitted bar with matching dresser unit, display cabinet and shelving, radiator.

FITTED KITCHEN: 11' x 8' Pvc double glazed window to rear, stainless steel sink/drainage unit, set into box edged work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, spaces for fridge/freezer and cooker, plumbing for washing machine, useful pantry cupboard, door to garage.

BEDROOM TWO: 10'5" max / 8'5" min x 9'10" Pvc double glazed window to front, two double built-in wardrobes with sliding doors, radiator.

BEDROOM ONE: 16' max / 11'7" min x 10'3" Pvc double glazed windows to front, double built-in wardrobe with sliding doors, space for matching units, radiator.

BATHROOM: Obscure pvc double glazed window to rear, white suite comprising bath with step-in shower, wash hand basin, low level wc, tiled walls, radiator.

GARAGE: 21'11" x 8'10" Up and over garage door, obscure pvc double glazed window to side, fitted shelving (Please check the suitability of this garage for your own vehicle).

OUTSIDE: Paved patio area with small wall leading to lawn, having borders with mature shrubs and bushes.

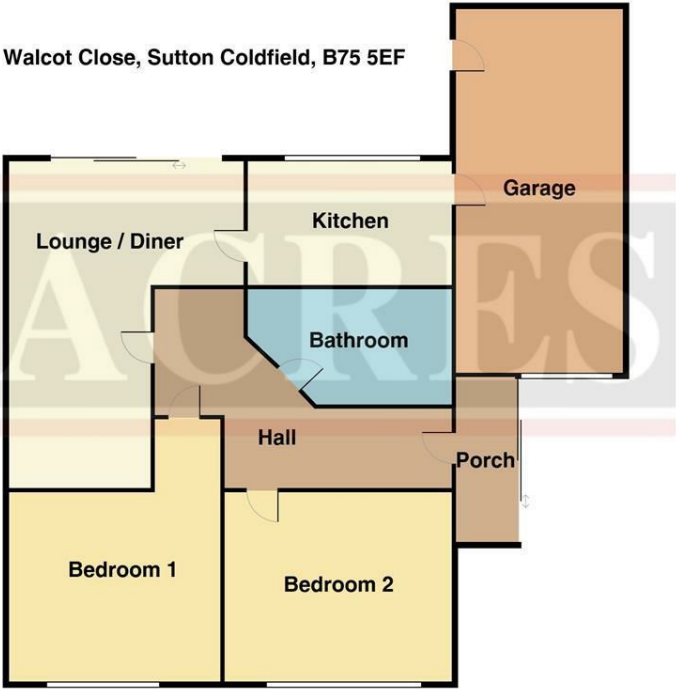


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D 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		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.