ACRES

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

- Semi-detached bungalow
- Two bedrooms
- Bathroom
- Lounge
- Breakfast kitchen
- Veranda/side utility area
- Garage & rear garden
- No upward chain
- Prime, sought after location
- Close to local amenities, shopping facilities & transport links

MEADOWSIDE ROAD, FOUR OAKS, B74 4SJ - ASKING PRICE £360,000

This well presented, semi-detached bungalow, is set close all local amenities and excellent transport links. Having access to Sutton Park and shops, bars and restaurants in Mere Green, this property offers an excellent opportunity to obtain a property in a prime Four Oaks, location, offered with no upward chain. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises porch, reception hall, lounge, breakfast kitchen, side veranda/utility, two bedrooms, bathroom, side garage and well tended mature rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle paved driveway with fore garden, access to the property is gained via a pvc double glazed door into:

PORCH: Pvc double glazed windows to front and side, obscure glazed door into:

RECEPTION HALL: Two useful storage cupboards, alcove for further storage, wood effect flooring, radiator, doors to:

LOUNGE: 14' x 11'11" Pvc double glazed window and door to rear, wood effect flooring, modern vertical radiator.

BREAKFAST KITCHEN: 11'1" x 8'10" Pvc double glazed window to rear, stainless steel sink/drainer unit set into box edged marble effect work surfaces, there is a range of fitted units to both base and wall level including drawers, brick style tiled splash backs, inset oven/grill, four ring gas hob with extractor canopy over, space for American style fridge/freezer, obscure glazed door to side, stone effect flooring, radiator.

VERANDA: Pvc double glazed window and door to rear, glazed window to side, obscure glazed door to front, quarry style tiled flooring, plumbing and space for washing machine and dryer, work surfaces, bin storage, door to garage.

BEDROOM ONE: 11'9" max / 10'6" min x 9'5" Double glazed window to front, alcove for wardrobe railing, wood flooring, radiator.

BEDROOM TWO: 11'8" x 9'10" Double glazed window to front, wood flooring, radiator.

BATHROOM: 6'4" x 4'4" Obscure double glazed window to side, white suite comprising bath with shower over and glazed shower screen, wash hand basin, storage/display shelving, wall mounted storage cupboard, low level wc, tiled walls, tile effect flooring, radiator.

GARAGE: 26'6" x 8'1" Up and over garage door to front, glazed windows to side and rear, door to veranda. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Two paved patio areas, space for greenhouse, lawn with borders having mature shrubs, bushes and trees, having a good degree of privacy.

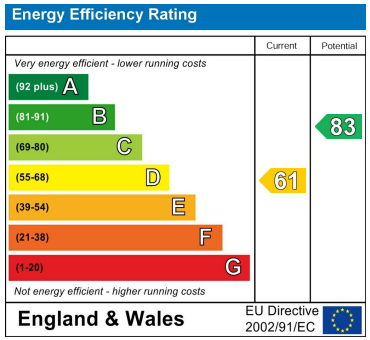
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Meadowside Road, Sutton Coldfield, B74 4SJ

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.