

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Extended freehold detached bungalow
- ◆ Three good bedrooms with wardrobes
- ◆ En-suite shower room
- ◆ White bathroom
- ◆ Comprehensively fitted dining kitchen
- ◆ Extended spacious lounge
- ◆ Delightful rear garden



***43 PARK VIEW ROAD, FOUR OAKS, B74 4PR    OFFERS AROUND £525,000***

This well presented, much improved and tastefully decorated, highly deceptive, spacious, freehold, detached bungalow has undergone a host of improvements including the provision of a large rear extension. The property is set in a prime, central, sought after location close to Four Oaks Infant and Junior school, within a short stroll to Sutton Park and additionally there are excellent public transport links readily available including buses and the Cross City rail line within an approximate one mile radius. Complemented by gas central heating and pvc double glazing (both where specified), the property additionally features a delightful well stocked and tended rear garden. The well arranged accommodation is entered via a fully enclosed porch opening to welcoming reception hall, there is a substantial through lounge with feature fireplace and an extended fitted dining kitchen, both with wide bi-fold doors. The property benefits from three bedrooms, each having wardrobes, a white en-suite shower room and white bathroom. All of which to fully appreciate we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, a block paved path gives access to the accommodation via a double glazed door opening to:

**FULLY ENCLOSED PORCH:** Double glazed windows to front and side, half obscure double glazed door opens to:

**RECEPTION HALL:** Double glazed obscure window to side, radiator, retractable loft ladder gives access to loft area with window.

**EXTENDED SPACIOUS THROUGH LOUNGE:** 26' x 11'6" Double glazed wide bi-fold doors to rear, pvc double glazed obscure window to side, Minster style fireplace with hearth and mantle, two double radiators.

**FITTED DINING KITCHEN:** 17'8" x 13'6" Full width double glazed bi-fold doors open to rear, space for dining table, radiator, wood styled tiled floor, being open plan to:

**Fitted Kitchen:** One and a half bowl sink unit with double base unit beneath, integrated dishwasher and washing machine, a further comprehensive range of fitted units to both base and wall level including drawers, new American style fridge/freezer, stainless steel fitted electric oven having microwave above, sweeping rolled edge work surfaces with upstands, flush fitted hob having stainless steel extractor canopy above, wooden style tiled floor.

**BEDROOM ONE:** 15'2" x 10'8" max / 8'7" min Pvc double glazed bow window to front, double radiator, two double fitted wardrobes with sliding doors, two matching bedside drawer units with side double base unit and storage and matching fitted tops.

**BEDROOM TWO:** 11'5" x 10'8" Pvc double glazed bow window to front, double radiator, single and two double wardrobes.

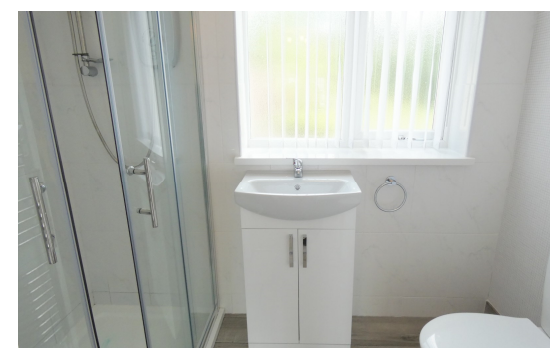
**BATHROOM:** Obscure pvc double glazed windows to front and side, matching white suite comprising bath, vanity wash hand basin with base unit beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screen and tiled splash backs, radiator.

**BEDROOM THREE:** 15'8" x 7'7" max / 5'8" min Pvc double glazed window to front, radiator, two double and two double fitted wardrobes, shelving/storage unit, bedside unit, built-in cupboard.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle with glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiled floor and splash backs.

**OUTSIDE:** Paved patio area to a generous mature rear garden having a central lawn flanked by borders filled with an abundance of mature shrubs and bushes together with flower beds, timber fencing and sheds.





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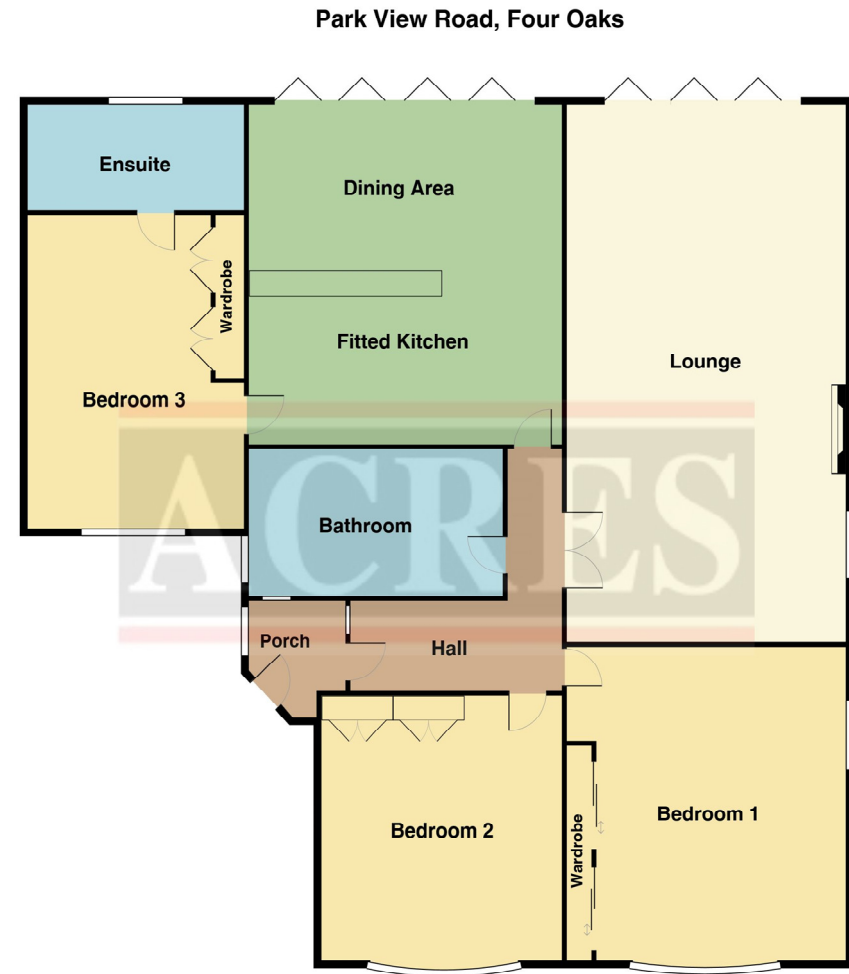
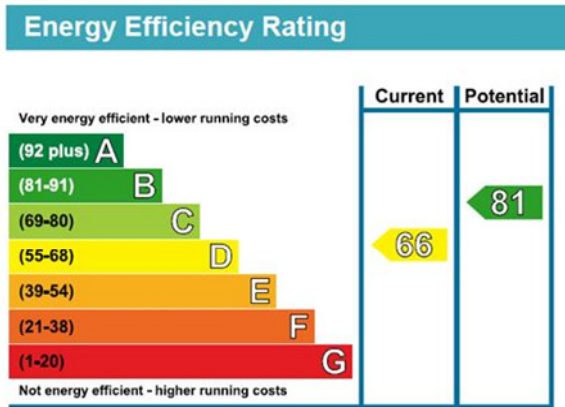
**TENURE:** We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor )

**COUNCIL TAX BAND:** E

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088

**LOCATION:** Set off Walsall Road/Streetly Lane.



**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.

