

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 double bedrooms, master bedroom having built-in wardrobes
- ◆ Bathroom with separate shower
- ◆ Open plan lounge with archway to dining area
- ◆ Garden room
- ◆ Fitted kitchen with a utility area off
- ◆ Garage
- ◆ Pleasant rear garden
- ◆ Convenient location
- ◆ NO UPWARD CHAIN



1 HARVEY DRIVE, FOUR OAKS, B75 6PL

OFFERS AROUND £410,000

Set in a prime, central and sought after location, in a quiet cul-de-sac amongst other bungalows, this spacious, detached, freehold bungalow is ideally located for transport links by way of bus services and the Cross City rail line at Four Oaks station. The property is similarly placed for local amenities on Little Sutton Road and is a short stroll from Mere Green shopping centre where there is an array of shopping facilities and amenities to benefit from including; Restaurants, coffee shops, dentists and doctors. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises; Enclosed porch, reception hall, lounge which has an archway opening to a dining area and in turn has a garden room off. There is a good sized fitted kitchen with a lobby off and a useful utility area. Furthermore there are two double bedrooms, master having built-in wardrobes, together with family bathroom. Externally the property has a pleasant, mature rear garden, garage and off road parking. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a block paved driveway providing off road parking for two cars, having lawned area with shrubs and bushes, access is gained via:

FULLY ENCLOSED PORCH: Pvc double glazed door and windows to front, obscure glazed door opens to:

WIDE RECEPTION HALLWAY: Two radiators, access to two useful storage cupboards incorporating a cloaks area, doors radiate off to:

OPEN PLAN LOUNGE/DINING ROOM:

Lounge: 13'11" x 11'5" Two pvc double glazed obscure windows to side, radiator, coal effect electric fire with Louis style surround, set on a marble effect hearth.

Dining Area: 9'11" 8'8" Pvc double glazed window to rear, radiator, space for table and chairs.

GARDEN ROOM: 9'5" x 5'9" Pvc double glazed patio door to side and pvc double glazed windows to side and rear, radiator.

FITTED KITCHEN: 11'5" x 9'10" max / 7'4" min Pvc double glazed window to rear overlooking the garden, radiator, stainless steel twin bowl sink/drainers set into wood effect roll top work surfaces, a range of white walls, base and drawer units, built-in oven, stainless steel hob, space for dishwasher and fridge/freezer, tiled splash backs, tile effect flooring, breakfast hatch opening to dining area.

UTILITY AREA/PASSAGEWAY: Doors to front and rear, space for washing machine & dryer, access to storage cupboard, door to further passageway with door to front of property, door giving access to garage.

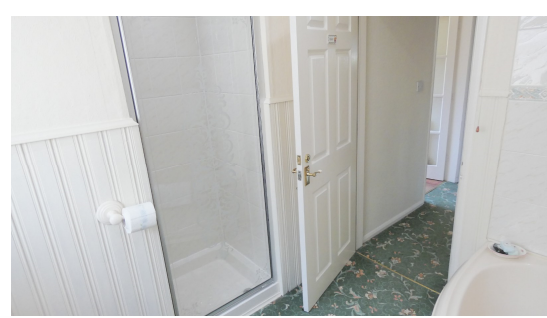
BEDROOM ONE: 11'2" x 10'6" Pvc double glazed leaded bow window to front, radiator, built-in full length double wardrobes.

BEDROOM TWO: 12'9" x 11'5" Pvc double glazed leaded bow window to front, radiator.

BATHROOM: Pvc double glazed obscure window to side, radiator, corner bath, separate shower cubicle with glazed splash screens, low level wc, pedestal sink.

GARAGE: 16' x 8' Door to passageway, useful shelving **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Patio area leading to an attractive lawned garden having an array of shrubs and bushes.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.)

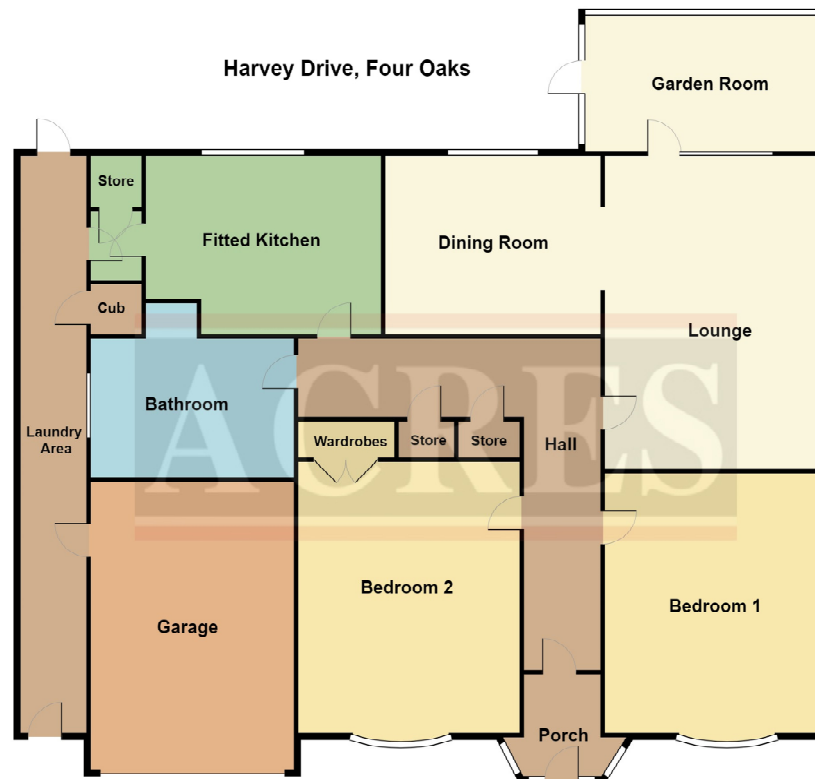
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Little Sutton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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.