

ACRES

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



- ◆ Three bedrooms—two to first floor
- ◆ Ground floor bathroom
- ◆ First floor shower room
- ◆ Spacious rear lounge with inglenook fireplace
- ◆ Dining room
- ◆ Rear loggia
- ◆ Fitted kitchen
- ◆ Utility room
- ◆ Garage
- ◆ Set close to Sutton Park & all amenities



45 BENNETT ROAD, FOUR OAKS B74 4TH - PRICE GUIDE £590,000

This deceptively spacious, freehold, detached dormer bungalow is set in a prime, well regarded, sought after location, just a short stroll from Sutton Park. Having local shops available at The Crown, well regarded schooling is set close by, as are public transport links. Complemented by gas central heating and having PVC double glazing (both where specified), the property has the security of an alarm system and offers great scope and opportunity. Briefly comprising, enclosed porch, large reception hall, rear lounge with inglenook fireplace, dining room, loggia, fitted kitchen, utility room, double bedroom with wardrobes, family bathroom. To the first floor there are two further bedrooms together with a shower room, the property has a single car garage and attractive rear garden, all of which, to fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac, twin car driveway with side lawn, access is gained to the accommodation via PVC double glazed double doors opening to:

WIDE FULLY ENCLOSED PORCH: PVC double glazed window to front, obscure glazed door opens to:

LARGE RECEPTION HALL: 18'0" max x 8'6" min x 15'9" max x 9'0" min Obscure glazed windows to front, double radiator, two storage/cloaks cupboards, oak flooring.

SPACIOUS LOUNGE: 18'6" x 14'9" max x 11'9" min PVC double glazed windows to rear, radiator, inglenook fireplace having two obscure leaded light windows to side, feature beam over, inset coal effect living flame gas fire set on a brick hearth with matching surround.

DINING ROOM: 12'0" x 9'0" Double radiator, window and French door to:

REAR LOGGIA: 8'6" x 6'3" PVC double glazed windows to rear and side, double glazed double French door to garden, double radiator.

FITTED KITCHEN: 11'9" x 10'0" PVC double glazed window to rear, one and half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks, there is a range of fitted units to both base and wall level including draws, fitted gas hob having extractor canopy above, elevated electric oven with separate grill, recess for dishwasher, floor level heater, wood laminate flooring.

UTILITY ROOM: 7'6" x 5'3" PVC double glazed window and door to side, single bowl sink unit set into rolled edge worksurfaces, fitted wall and base units, recess for washing machine, space for fridge freezer, wood laminate flooring.

BEDROOM ONE: 13'9" max x 12'0" min x 12'5" PVC double glazed bay window to front, double radiator, two double and three single fitted wardrobes, three double and three single storage cupboards, fitted dressing table with draws.

FAMILY BATHROOM: Two obscure PVC double glazed windows to side, matching suite comprising bath, vanity wash hand basin having base unit beneath, low flushing w.c., bidet, radiator, tiling to walls. Linen cupboard.

STAIRS TO LANDING: Radiator, door giving access to eaves/storage.

BEDROOM TWO: 18'0" max x 13'0" min x 11'6" max x 5'10" min PVC double glazed window to rear, two double fitted wardrobes, fitted dressing table with side draw units.

BEDROOM THREE: 12'6" max x 9'8" min x 9'7" max x 4'10" min PVC double glazed window to front, radiator, built-in wardrobes/storage cupboard.

SHOWER ROOM: Double glazed window to side, radiator, enclosed shower cubicle with glazed splashscreens, wash hand basin, low flushing w.c., tiled splashbacks.

SINGLE CAR GARAGE: 18'9" x 9'0" Half glazed PVC door to side.

OUTSIDE: Paved patio area to a lawned rear garden, having shrubs and bushes, timber fencing and summer house.



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.)

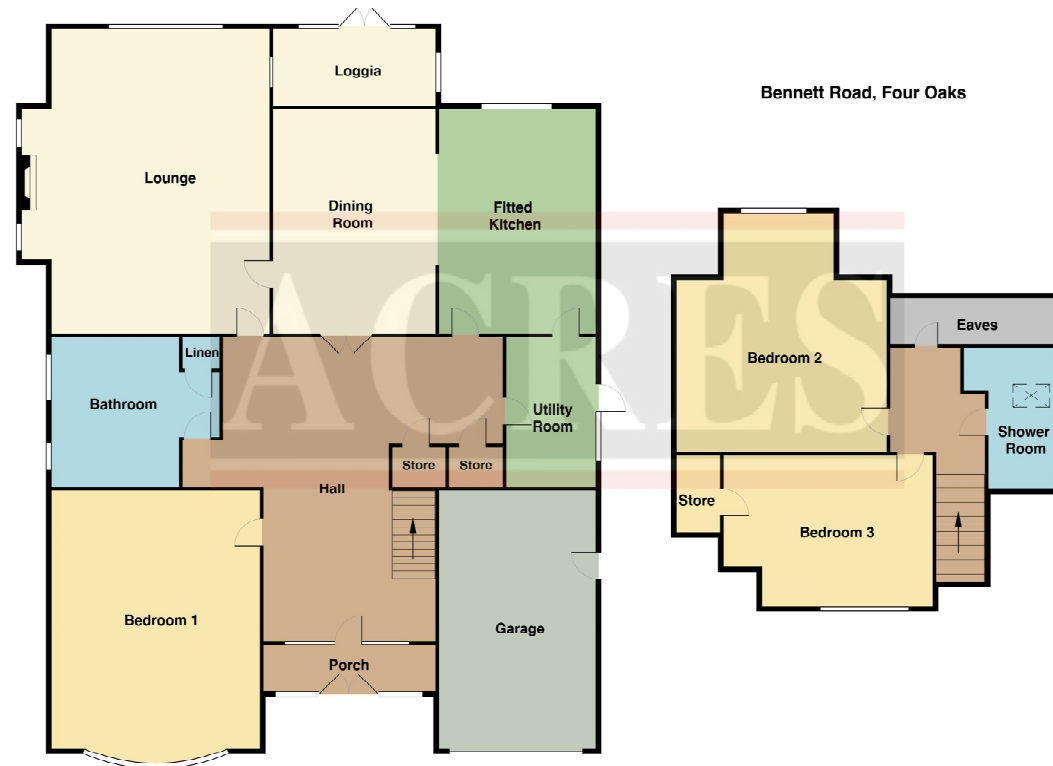
COUNCIL TAX BAND: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Streetly Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	65 D	
44-54	E		
35-38	F		
1-10	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.