

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ♦ Freehold semi-detached bungalow
- ♦ Two bedrooms
- ♦ Attractive lounge
- ♦ Breakfast kitchen
- ♦ Renewed shower room
- ♦ Rear conservatory
- ♦ Side recessed garage
- ♦ Mature rear garden
- ♦ Energy Rating: D



24 HILLMORTON ROAD, FOUR OAKS, B74 4SG

OFFERS AROUND £299,950

This well presented, spacious, Freehold semi-detached bungalow is set in a prime, central, convenient location within short walking distance of public transport links including both the cross city rail line and local buses. The property is well served in the area by schools for all ages and is set within a one mile radius of an array of shopping facilities at Mere Green. Complemented by gas central heating and having pvc double glazing (both where specified), to fully appreciate this well presented bungalow, we highly recommend an internal inspection. The accommodation briefly comprises reception hall, attractive lounge, fitted breakfast kitchen, inner hallway leading to two bedrooms, the first having built-in wardrobes; there is a renewed shower/wet room and rear conservatory as well as further 'bathroom'. There is a rear garden and side recessed garage.

Having a driveway to fore and side driveway leading to the side recessed garage, access is gained to the accommodation via a pvc door having double glazed insets opening to:

FULLY ENCLOSED PORCH: Pvc double glazed window to front, half obscure glazed door opens to:

RECEPTION HALL: Having storage/cloaks cupboard.

FITTED BREAKFAST KITCHEN: 17'4" x 9'10" max / 8'2" min Pvc double glazed window to fore with further pvc window and door to side, double bowl stainless steel sink unit set into sweeping rolled edge work surfaces having tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including drawers, fitted electric oven, gas hob having extractor canopy above, recesses for washing machine and fridge, space for breakfast table, radiator, tiled floor.

ATTRACTIVE LOUNGE: 14'7" max / 7'9" min x 11'9" max / 9'6" min Pvc double glazed window to front, double radiator, Louis style fireplace with marble hearth and recess, feature wood styled floor covering.

INNER HALLWAY: Retractable ladder gives access to loft, storage cupboard, feature wood styled floor covering.

BEDROOM ONE: 13'3" x 10'2" plus door recess Pvc double glazed window to rear, double radiator, two double built-in cupboards/wardrobes, feature oak styled wood flooring.

BEDROOM TWO/DEN: 10'0" x 9'9" Pvc double glazed window and French door to rear, double radiator, feature wood styled floor covering.

SHOWER/WET ROOM: Pvc double glazed obscure window to side, white low flushing wc, matching wash hand basin, large enclosed shower/wet area having splash screen and inset floor drain, radiator, tiled splash backs.

REAR CONSERVATORY: 11'8" x 9'8" Pvc double glazed windows with double glazed double French doors to rear, clear double glazed roof, radiator, tiled floor, additional convactor wall heater.

ADDITIONAL CONSERVATORY/'BATHROOM': 9'3" x 7'2" Pvc double glazed windows to rear, white suite comprising bath, wash hand basin with base unit beneath.

OUTSIDE: Paved patio area to a neat lawned rear garden flanked by borders having shrubs and bushes, there are mature hedges to rear and a pathway gives access to:

SIDE RECESSED GARAGE: 17'7" 9'1" Door and pvc double glazed window to rear garden, garage door to driveway. **(Please check the suitability of this garage for your own vehicle)**



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

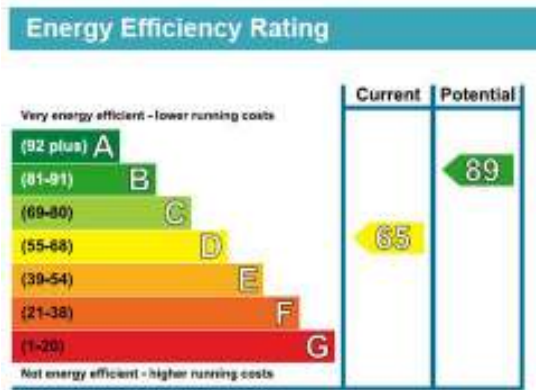
TENURE: We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: D.

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Meadowside Road in turn off Clarence Road / Butlers 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.

