

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ♦ Freehold semi-detached bungalow
- ♦ Two bedrooms
- ♦ Attractive spacious rear lounge
- ♦ White shower room & separate wc
- ♦ Modern kitchen
- ♦ Side tandem double garage with laundry area
- ♦ Mature southerly rear garden
- ♦ Off road parking
- ♦ No upward chain
- ♦ Energy Rating: D



***SARA CLOSE, FOUR OAKS, B74 4BW***

***OFFERS AROUND £275,000***

Set in a well regarded, central location only a few hundred metres from the centre of Mere Green where there are a variety of shops, restaurants and amenities, the property is also located within a short stroll of the Cross City rail line at Butlers Lane station, has local bus services available and well regarded schooling for all ages close to hand. Complemented by gas central heating and having pvc double glazing (both where specified), there is a delightful, mature well stocked rear garden being of an approximate southerly aspect. The property is entered via a reception hall having guests' cloakroom/wc off, there is an attractive rear lounge, kitchen, the option of two bedrooms, the first having fitted wardrobes and the second having the potential to be used as a dining room as preferred; additionally there is a white shower room, separate wc and side tandem double garage with laundry area. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular tarmac driveway, access is gained to the accommodation via a pvc door having obscure double glazed inset opening to:

**RECEPTION HALL:** Radiator, storage cupboard.

**GUESTS' CLOAKROOM/WC:** Pvc double glazed obscure window to side, white low flushing wc, radiator.

**ATTRACTIVE REAR LOUNGE:** 15'1" x 10'10" max/9'9" min: Double glazed patio doors to rear, radiator, electric coal effect fire having tiled hearth, mantle and fire surround.

**KITCHEN:** 9'7" x 7'1": Pvc double glazed window to rear, single drainer sink unit; there are a range of fitted units to both base and wall level including drawers, rolled edge work surfaces with tiled splash backs, space for cooker, door to garage.

**BEDROOM ONE:** 13'3" max/11'2" min x 10'4" max/8'4" min: Pvc double glazed window to front, radiator, three double and two single fitted wardrobes, together with additional drawer units.

**BEDROOM TWO/DINING ROOM:** 10'2" x 9'3": Pvc double glazed window to front, radiator.

**SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle with glazed splash screens and tiled splash backs, wash hand basin, further tiling, radiator.

**SIDE TANDEM GARAGE:** 25'7" x 7'4" (Please check the suitability of this garage for your own vehicle): Pvc double glazed window to rear, twin pvc double glazed doors to side. Plumbing for washing machine, spaces for dryer and fridge freezer.

**OUTSIDE:** Paved patio area with outside tap to a shaped lawned rear garden flanked by borders having a variety of mature shrubs and bushes, timber fencing and being of an approximate south westerly aspect.





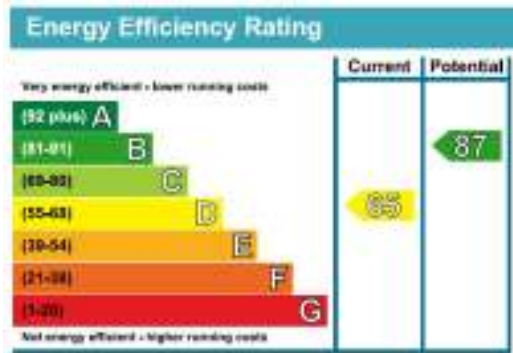
**TENURE:** We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

**COUNCIL TAX BAND:** D.

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

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

**LOCATION:** Set off Butlers Lane / Harland Road.



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.