

ACRES

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



- ◆ Two good bedrooms
- ◆ Dining room/Bedroom three
- ◆ Extended, spacious lounge
- ◆ Fitted breakfast kitchen
- ◆ Renewed bathroom with white suite
- ◆ Side driveway
- ◆ Mature rear garden
- ◆ Conveniently located
- ◆ Close to Mere Green shopping centre



26 HILLMORTON ROAD, FOUR OAKS B74 4SG - OFFERS AROUND £340,000

This spacious, well presented and much improved Freehold semi detached bungalow offers deceptive accommodation and features a full width rear extension. Offering gas central heating and pvc double glazing (both where specified) and including carpets within the sale, the property has been well presented and much improved. Set in a central convenient location being within close proximity of public transport links including both bus and rail facilities additionally the property is set within approximately one mile radius of Mere Green shopping centre with its variety of facilities and amenities. The accommodation comprises reception hall in turn having an inner hallway off, there is a spacious extended rear lounge, fitted kitchen with a range of integrated appliances, three bedrooms, the third having the option to be utilised as a dining room if preferred, additionally there is a well appointed bathroom provided with white suite. The property has an enclosed shared driveway to side with gates to fore and lawned rear garden. All of which to fully appreciate we highly recommend an internal inspection.

Set back from the roadway behind a block paved multi vehicular driveway, access is gained to the accommodation via a half obscured pvc double glazed door having outside light to side.

RECEPTION HALL: Radiator, two ceiling light points, storage cupboard, inner hallway off, having further ceiling light point and additional storage cupboard.

EXTENDED SPACIOUS LOUNGE: 20'9"max/10'2"min x 13'3"max/10'3"min: Pvc double glazed patio doors to rear, double radiator, two ceiling light points, built in storage cupboard.

EXTENDED FITTED KITCHEN: 16'5"plus door recess x 9'10": Pvc double glazed window to rear, one and a half bowl moulded sink unit set into black granite work surfaces having return lip, there is a range of complementary fitted units to both base and wall level including drawers, having integrated dishwasher, fridge and freezer, stainless steel oven, having grill and gas hob, matching stainless steel splash back and extractor canopy over, recess for washing machine, double radiator, two ceiling light points, tiled floor, half obscured pvc double glazed door to side.

BEDROOM ONE: 12'max/9'4"min x 10'9"max/7'9"min: Pvc double glazed window to front, double radiator, double built in wardrobe, coved ceiling with light point.

BEDROOM TWO: 9'9"max/8'3"min x 8'3": Pvc double glazed window to front, radiator, coved ceiling with light point.

BEDROOM THREE/DINING ROOM: 8'9"x 8'6"max/8'2"min: Two pvc double glazed windows to side, radiator, coved ceiling with light point.

RENEWED BATHROOM: Two obscured pvc double glazed windows to side, matching white suite comprising bath, vanity wash hand basin having double base unit beneath and side storage/display ledge, low flushing wc, enclosed shower cubicle with glazed splash screens, tiled splash backs, chrome ladder style radiator, ceiling light point.

SIDE DRIVEWAY: Having twin gates for fore, being approximately 48' deep by 12'10" wide (please note this is a shared driveway), being block paved.

OUTSIDE: Decking area with outside tap to a lawned rear garden, having timber fencing and shed, with conifers to rear.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



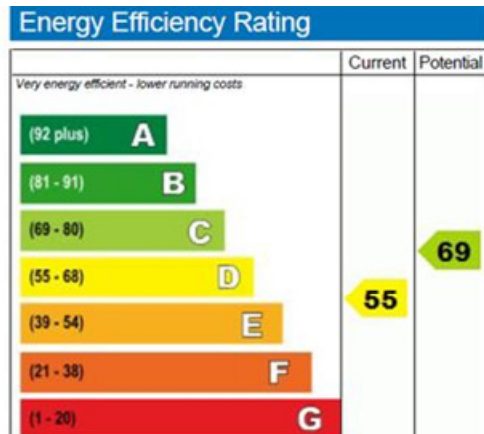
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: E

FIXTURES & FITTINGS: Carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road



Hillmorton Road, Four Oaks



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.