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
- Highly desirable Four Oaks location
- Large welcoming entrance hall
- Lounge and separate dining room
- Breakfast kitchen
- Useful side lobby/utility room
- En-suite shower room to master & a family bathroom
- Integral garage
- Private rear garden
- No upward chain

MIDGLEY DRIVE, FOUR OAKS, B74 2TW - OFFERS AROUND £750,000

Set on the highly desirable Midgley Drive, this well presented detached bungalow offers spacious accommodation and is offered for sale with no upward chain. Set close to Mere Green with supermarkets, restaurants and further amenities, the property additionally has access to excellent public transport links by way of the Cross City rail link and local bus services. A large welcoming entrance hall leads to a lounge, separate dining room and breakfast kitchen, complemented by a useful side lobby/utility room and integral garage. The property also benefits from three bedrooms, en-suite shower room to the master, additional family bathroom and a private rear garden. To fully appreciate the accommodation and its prime location, internal viewing is highly recommended.

Set back from the roadway behind a multi-vehicle driveway with electric vehicle (EV) charging point, having borders with mature shrubs and bushes, access to the accommodation is via pvc double glazed French doors into:

PORCH: Pvc double glazed windows to sides, tiled flooring, obscure glazed door opens to:

LARGE RECEPTION HALLWAY: Having space for seating/study area, wood effect flooring, obscure glazed picture window to dining room, doors off to:

FITTED KITCHEN: 11'10" x 10'5" Pvc double glazed window to rear, one and a half bowl stainless steel sink/drainer unit set into rolled edge work surfaces, tiled splash backs and upstands, there is a range of matching units fitted to both base and wall level including drawers, inset eye level Bosch oven & grill, Neff integrated dishwasher, ceramic hob with extractor canopy over, integrated fridge, tiled flooring, radiator, door to:

DINING ROOM: 18'7" x 9'1" Pvc double glazed sliding patio doors to rear, obscure glazed sliding doors to lounge, additional glazed door to lounge, wood effect flooring, radiator, offers potential to extend lounge or kitchen.

LOUNGE: 16'10" x 13'5" Pvc double glazed bay window to rear, stained glass windows to front and rear, Inglenook fireplace with central coal effect fire and brick surround and hearth, two radiators.

BEDROOM ONE: 19'11" max / 16'3" min x 10'10" Pvc double glazed windows to front and side, two double and two single built-in wardrobes with overhead storage and central bed recess, built-in dressing table and drawer units, matching bedside units, radiator, door to:

EN-SUITE: 6'5" x 4'10" Matching suite comprising corner walk-in shower cubicle with glazed shower screen, wash hand basin with vanity unit below, built-in wc, fitted wall cabinet with mirror, chrome ladder style radiator, tiled walls and flooring.

BEDROOM TWO: 11'11" x 10'9" Pvc double glazed window to side, three double built-in wardrobes with dressing table, radiator.

BEDROOM THREE: 8'5" x 5'11" Pvc double glazed window to side, radiator.

BATHROOM: 8'3" x 6'10" Obscure pvc double glazed windows to front and side, matching suite comprising bath, walk-in shower unit with glazed splash screen, low level wc, wash hand basin, tiled walls and floor, useful storage cupboard, chrome ladder style radiator.

SIDE LOBBY: Obscure glazed door from kitchen, tiled flooring, doors to front and rear, large storage cupboard, plumbing and space for washing machine and dryer.

GARAGE: Double opening garage door (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Shaped block paved patio area with central lawn, pathway to a further rear seating area, borders with mature shrubs, bushes and trees.

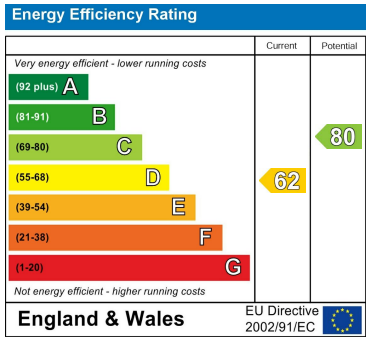
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

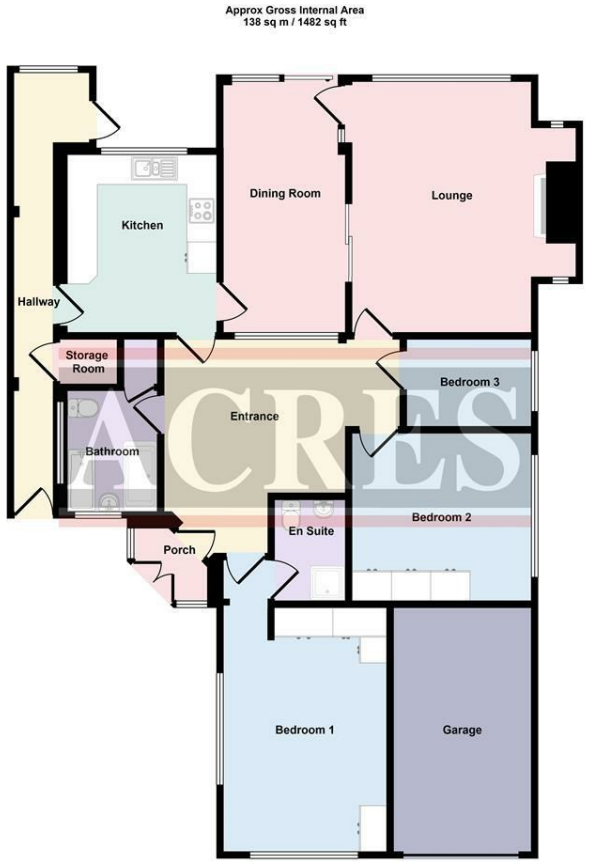
The Property Ombudsman

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 COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.