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
- Two good sized bedrooms
- Bathroom
- Lounge with fireplace
- Fitted kitchen
- Rear conservatory
- Side car port & detached recessed garage
- Mature rear garden
- No upward chain
- Sought after, central location





HILLMORTON ROAD, FOUR OAKS, B74 4SG - OFFERS AROUND £425,000

This well presented, detached bungalow, is set in a prime, sought after location, close to excellent public transport links by way of the Cross City rail line and local bus services. Having access to shopping facilities at 'The Crown' and a wider variety of supermarkets and restaurants at Mere Green, there is also the added benefit of being within a short distance of Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises reception hall, lounge, fitted kitchen, rear conservatory, two bedrooms, bathroom, side car port, detached garage and a mature rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a fore garden and multi-vehicle paved driveway, there are garage doors leading to the covered car port area and access to the accommodation is gained via an obscure pvc double glazed front door into:

RECEPTION HALLWAY: Two useful storage cupboards, radiators, doors to:

LOUNGE: 16'7" x 11'1" max / 9'7" min Pvc double glazed window and door to rear, gas coal effect feature fireplace with marble hearth and contemporary surround, radiator, door to:

CONSERVATORY: 23'10" x 6'11" Pvc double glazed windows to rear, French doors to side car port area, wood effect flooring, radiator.

FITTED KITCHEN: 11' x 7'11" Pvc double glazed window to rear, serving hatch to lounge, obscure glazed door to side car port, stainless steel sink/drainer unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, inset oven and four ring gas hob with extractor over, integrated fridge, tile effect flooring, radiator.

BEDROOM ONE: 13'4" x 11'4" Pvc double glazed bay window to front, radiator.

BEDROOM TWO: 9'9" x 9'5" Pvc double glazed window to front, radiator.

BATHROOM: 6'2 x 5'6" Obscure pvc double glazed window to side, suite comprising bath with shower over, wash hand basin, low level wc, tiled walls, radiator.

COVERED CAR PORT: Having double opening garage doors from driveway, door from conservatory and kitchen (currently having ramp access with hand rails). This area offers the scope and potential for further development/extension, subject to planning permissions/consent.

DETACHED SIDE RECESSED GARAGE: 15'6" x 8'4" Set behind a covered carport, up and over garage door, obscure pvc double glazed window to rear, storage in rafters (Please check the suitability of this garage and car port for your own vehicle)

OUTSIDE: Paved patio area with side access to the car port, pathway to side, central raised flower border, lawn with borders to side having a variety of mature shrubs, bushes, trees and hedging.





















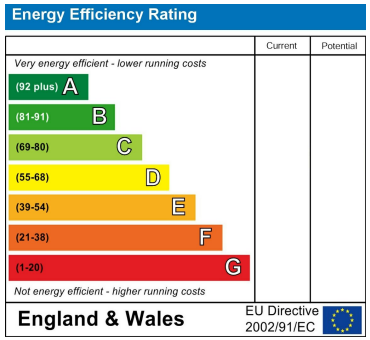
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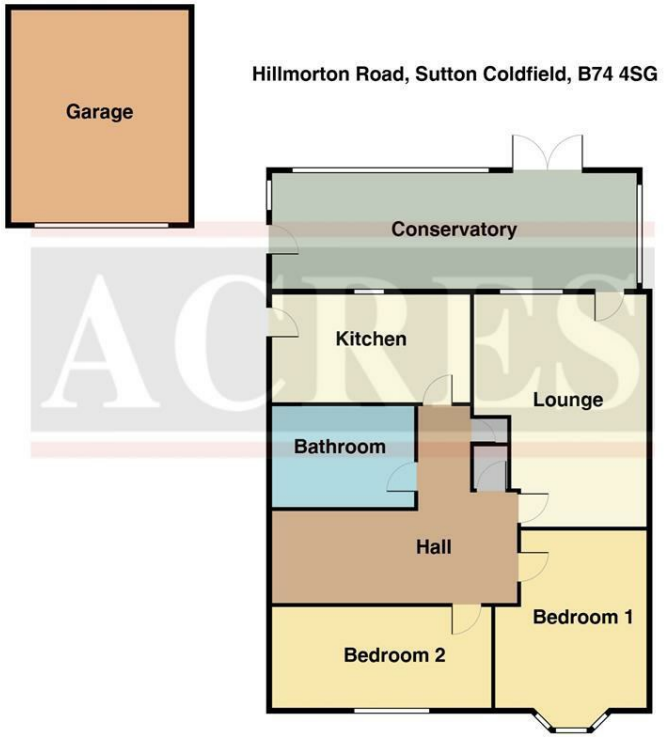
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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.