ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four bedroom detached bungalow
- Corner position
- En-suite wet room
- Well appointed family bathroom
- Lounge
- Superb open plan kitchen diner
- Two double garages
- Private rear garden
- Sought after location
- No upward chain





DUNTON CLOSE, FOUR OAKS, B75 5QD - OFFERS AROUND £750,000

Occupying a corner plot on Dunton Close off Sherifoot Lane, this deceptively spacious four bedroom detached bungalow is set within a few hundred yards from open countryside and is within a short drive of local bus services and the cross city railway line at Butlers Lane station. With a host of shopping facilities and other amenities such as cafes, restaurants and bars at Mere Green, this much improved enlarged detached family home offers gas central heating and pvc double glazing (both where specified) with enlargements made to appreciate the open plan family living area /space. Briefly comprising of porch, entrance hall, guest w.c., open plan breakfast kitchen/diner with separate lounge, four bedrooms with master having an en-suite wet room, two of the bedrooms having fully fitted wardrobes as well as a well appointed family bathroom with two separate garages and garden to front and rear. Having the added benefit of no upward chain, to fully appreciate the accommodation and all of its true proportions, we highly recommend internal inspection of this freehold property.

Set back from the roadway behind a multi vehicle driveway offering a variety of shrubs and bushes with foregarden and borders, steps leading to:-

PORCH: Pvc double glazed door to front with oval glazed window to side, wood effect flooring leading to entrance hall.

ENTRANCE HALL: Offers an obscured glazed window and obscure glazed door with wood effect flooring and underfloor heating.

W.C.: Obscure glazed window to side with low level w.c., wall hung sink with vanity, wood effect flooring and underfloor heating.

SUPERB OPEN PLAN KITCHEN DINER WITH LOUNGE

KITCHEN: 14'02" max, 8'04" min x 13'02" Pvc double glazed window to front and side and pvc double glazed door to side, one and a half ceramic sink and drainer unit set into roll edge work surfaces offering a range of matching cupboards to base and wall level with a variety of drawers, integrated grill and oven, integrated dishwasher, four ring hob and extractor canopy above with plumbing and space for washing machine and space for fridge freezer, wood effect flooring and underfloor heating.

DINING ROOM: 19' x 10'04" With vaulted ceiling and space for dining table, with wood effect flooring and underfloor heating leading to lounge.

LOUNGE: 19'07" x 14'03" Offers pvc double glazed windows to both sides and rear as well as pvc double glazed sliding doors to side, with log burner effect stove and marble hearth with modern tiled surround and rustic brick wall, wood effect flooring and underfloor heating.

INNER HALL: With vaulted ceiling and double glazed windows to side, two beautiful storage cupboards, wood effect flooring and underfloor heating.

BEDROOM ONE: 14'07" x 11'10" Pvc double glazed box window to front, three double and two single built-in wardrobes with matching built-in dressing table and chest of drawers with space for two matching bedside tables, wood effect flooring and underfloor heating, leading to en-suite wet room.

EN-SUITE WET ROOM: 6'05" x 4'07" Obscure pvc double glazed window to side, tiled walls with shower, wall hung sink, low level w.c. and chrome ladder effect radiator.

BEDROOM TWO: 12'07" x 8'11" Pvc double glazed window to front and side with three double built-in wardrobes, wood effect flooring and underfloor heating.

BEDROOM THREE: 8'10" x 8'06" Pvc double glazed windows side, wood effect flooring and underfloor heating.

BEDROOM FOUR: 14'07" x 8'05" Pvc double glazed window to side, wood effect flooring. Currently being used as a home office/study, versatile room which also offers underfloor heating.

WELL APPOINTED FAMILY BATHROOM: 8'06" X 8'05" Obscure pvc double glazed window to side, matching suite comprising a free-standing bath and double walk-in shower with glazed shower screen with tiled splashbacks, modern flute style wash hand basin, low level w.c., tiled walls and flooring with display/storage shelf and wall mounted mirror display storage cupboard, tiled flooring and underfloor heating.

GARAGE ONE: 20'06" x 10'08" (please check these measurements are suitable for your vehicle) Electric garage door with glazed door to kitchen, pvc double glazed sliding doors to rear and shelving to wall.

GARAGE TWO: 20' x 15'04" (please check these measurements are suitable for your vehicle) Electric garage door with pvc double glazed pitch window to side, loft access and pvc double glazed door to side.

GARDEN: Large fore garden offering a variety of plants with rear garden having seating area leading to lawn which is bordered by a variety of plants, shrubs and bushes.





















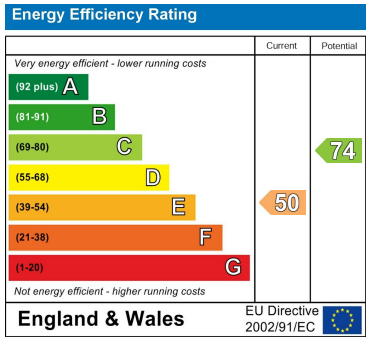
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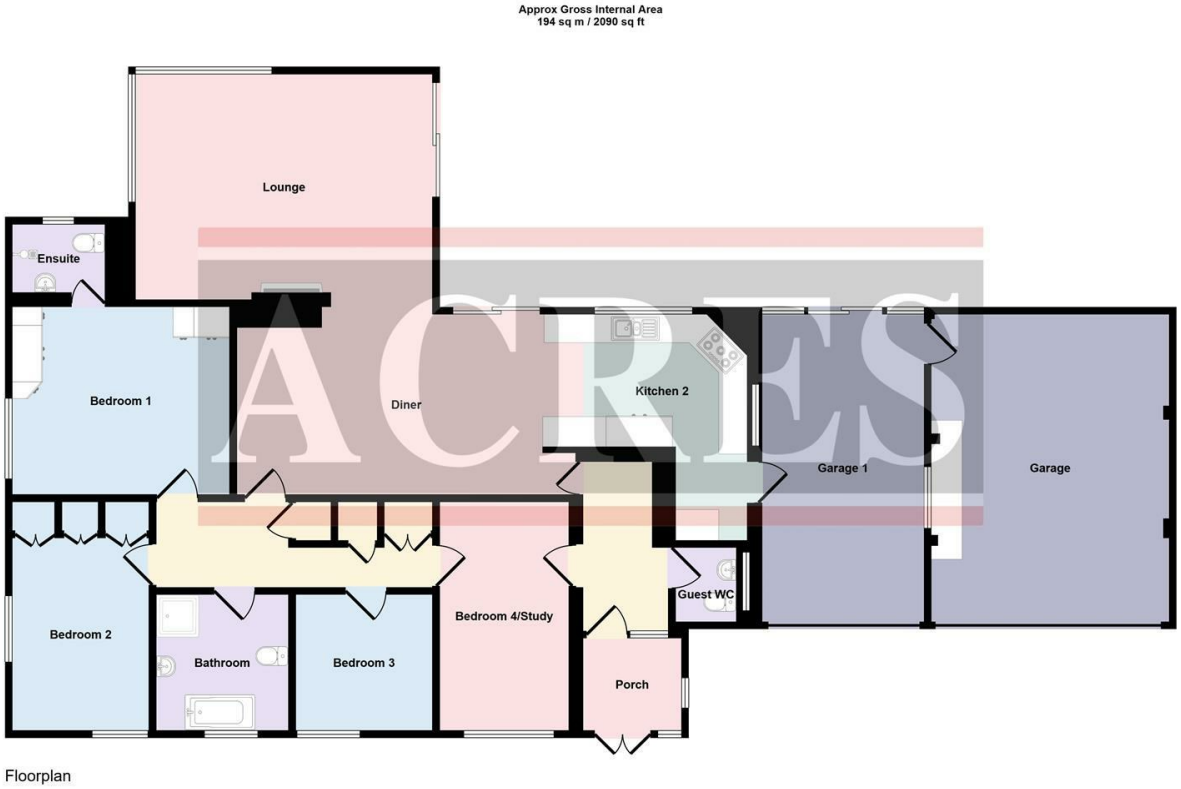
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : G 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.