

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms—two to first floor
- ◆ Ground floor family bathroom
- ◆ First floor shower room
- ◆ Spacious rear lounge with inglenook fireplace
- ◆ Dining room
- ◆ Generous fitted breakfast kitchen
- ◆ Private 'southerly' rear garden
- ◆ Garage



14 MELLOR DRIVE, FOUR OAKS B74 4TL - PRICE GUIDE £595,000

Set in a well regarded, centrally located cul-de-sac, just a short stroll from Sutton Park, the property is similarly placed for a range of shopping facilities at The Crown where a local bus service is also available. Four Oaks provides access to the Cross City rail line together with being served by well regarded schooling. This deceptively spacious, freehold, detached dormer bungalow offers gas central heating and PVC double glazing (both where specified) and is enhanced further by private southerly rear garden. Briefly comprising, fully enclosed porch, reception hall, rear lounge with inglenook fireplace, dining room, fitted breakfast kitchen, two bedrooms, family bathroom. To the first floor there is the option of two further bedrooms and further more there is a shower room, the property has a side lobby, single car garage and rear garden. All of which, to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular block paved driveway, access is gained to the property via PVC double glazed doors opening to:

FULLY ENCLOSED PORCH: PVC double glazed windows to front and side, tiled floor, timber stained front door with obscure glazed insets opens to:

RECEPTION HALL: Double radiator, built-in cloaks/storage cupboard, exposed wooden stained hand rail and turned spindle staircase accesses first floor.

ATTRACTIVE LOUNGE: 19'3" max x 16'0" min x 12'5" Wide PVC double glazed window to rear, double radiator, feature inglenook fireplace having wide timber beam above and central recess briquette fireplace with coal effect living flame gas fire set on a quarry tiled hearth, two side plinths together with double glazed windows to either side. Archway to:

DINING ROOM: PVC double glazed window to side, double radiator, door to reception hall.

FITTED BREAKFAST KITCHEN: 17'8" x 11'10" max x 10'7" min PVC double glazed windows to rear and side, one and a half bowl moulded sink unit set into sweeping worksurfaces with tiled splashbacks, there is a comprehensive range of fitted units to both base and wall level including draws, integrated stainless steel oven having separate grill in turn with gas hob above and extractor canopy over, recesses for dishwasher and washing machine, space for breakfast table, double radiator.

SIDE ENTRY/LAUNDRY AREA: PVC double glazed window and door to outside, tiled floor, space for tumble dryer having storage cupboard above, concertina louvre doors opening to further storage area with central heating boiler.

BEDROOM ONE: 12'4" plus door recess x 10'0" max x 7'9" min PVC double glazed bow windows to side and front, double radiator, two double fitted wardrobes having two double storage cupboards above central bed recess.

BEDROOM FOUR: 11'11" max x 8'7" min x 9'11" PVC double glazed window to side, double radiator.

FAMILY BATHROOM: Two obscure PVC double glazed windows to side, matching pastel coloured suite comprising bath having tiled splashback, vanity wash hand basin with base unit beneath, low flushing w.c., radiator, ladder style towel rail, tiled splashbacks, enclosed separate shower cubicle with glazed splashscreen.

STAIRS TO LANDING: Double glazed Velux window side.

BEDROOM TWO: 14'1" to wardrobes x 10'9" max (measured at floor level) Two double glazed Velux windows to rear, single and two double fitted wardrobes, radiator.

BEDROOM THREE/DEN: 16'6" max x 13'0" min x 11'9" max x 6'2" min (measurements taken at floor level) Double glazed Velux window to side, double radiator.

SHOWER ROOM: Double glazed Velux window to front, matching white suite comprising enclosed shower cubicle with glazed splashscreen, vanity wash hand basin with base unit beneath, low flushing w.c., radiator, tiled splashbacks, tiled floor.

GARAGE: 16'2" x 8'6" (please check the suitability of this garage for your own vehicle) Up and over door, door to side.

OUTSIDE AND REAR PAVED PATIO AREAS: Having outside tap to a mainly lawned rear garden enclosed by mature holly hedging providing a good screen/privacy, rear garden being of an approximate southerly 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.)

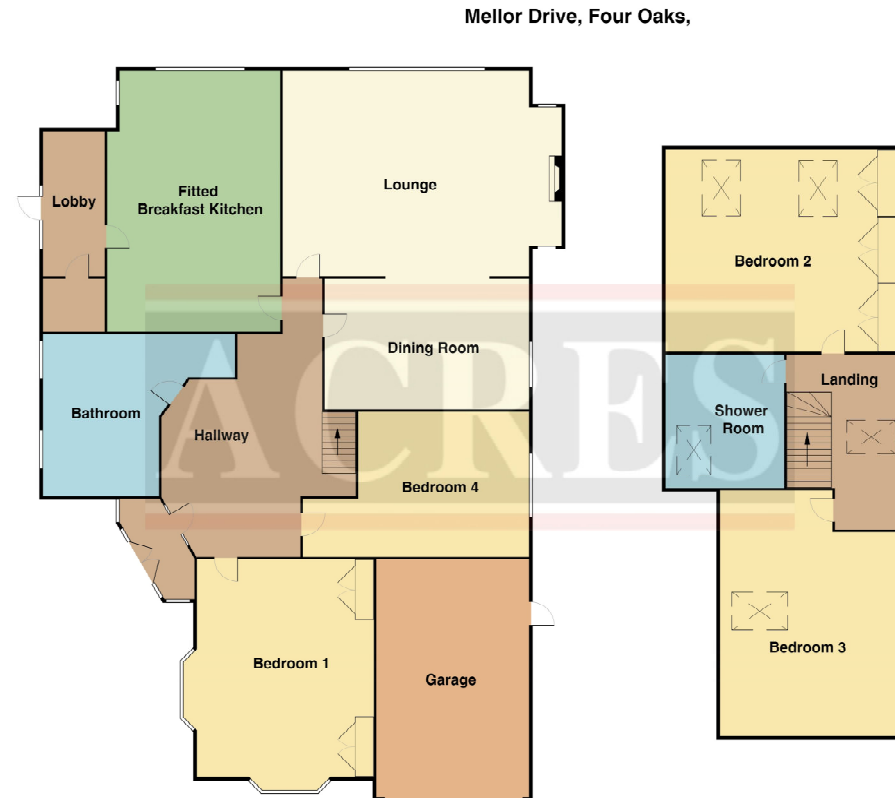
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Bennett Road in turn off Walsall Road/Streetly Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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.