

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 double bedrooms
- ◆ Well appointed white bathroom
- ◆ Spacious rear lounge with Inglenook fireplace
- ◆ Dining room
- ◆ Large hallway/sitting room
- ◆ Fitted breakfast kitchen
- ◆ Additional wc & separate wc
- ◆ Single garage
- ◆ Mature rear garden
- ◆ Set close to Sutton Park



41 BENNETT ROAD, FOUR OAKS, B74 4TH

OFFERS AROUND £625,000

This delightful, spacious, well presented and much improved, freehold, detached bungalow is set in a prime, central location just a short stroll from Sutton Park. Having shopping facilities at 'The Crown', the area is also well served by public transport links. Offering gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its true proportions and many features, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, large reception hall/sitting room, attractive rear lounge with Inglenook fireplace, open plan dining room, fitted breakfast kitchen, side lobby with wc and laundry cupboard off, there are two double bedrooms together with white, family bathroom. Additionally the property has a single car garage and mainly lawned rear garden.

Set back from the roadway behind a multi-vehicular block paved driveway having lawn with shrubs and bushes, access is gained to the accommodation via pvc double glazed double with doors opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, obscure pvc double glazed door opens to:

LARGE RECEPTION HALL/SITTING ROOM: 17'1" max / 13' min x 10'2" Radiator with cover, Karndean wood style floor covering, WALK-IN CLOAKS CUPBOARD: Pvc double glazed obscure window to side, renewed combination central heating boiler, fitted shelving, double wall unit, radiator

SPACIOUS LOUNGE: 19'6" max / 16' min x 14' Large Pvc double glazed picture window to rear with triple glazing unit, double radiator, deep Inglenook fireplace having central coal effect living flame gas fire set on a marble hearth with feature Minster style fire surround together with pvc double glazed leaded light windows to either side of Inglenook, wood laminate flooring, open plan to:

DINING ROOM: 12' x 8' Pvc double glazed window to side, radiator with cover, wood laminate flooring.

FITTED BREAKFAST KITCHEN: 13'9" max / 11'9" min x 12' Pvc double glazed window to rear, one and half bowl sink unit set into rolled edge work surfaces with tiled splash backs, there is a comprehensive complementary range of units to both base and wall level including drawers, fitted stainless steel gas hob having matching extractor canopy above together with stainless steel electric oven having separate grill, chrome ladder style radiator, space for breakfast table, recess for fridge/freezer, radiator with cover, Karndean wood style flooring, pvc double glazed door to:

SIDE PORCH/LOBBY: Pvc double glazed window and door to side, chrome ladder style radiator. LAUNDRY CUPBOARD: Having plumbing for washing machine, storage shelving.

SEPARATE WC: White low flushing wc, wash hand basin.

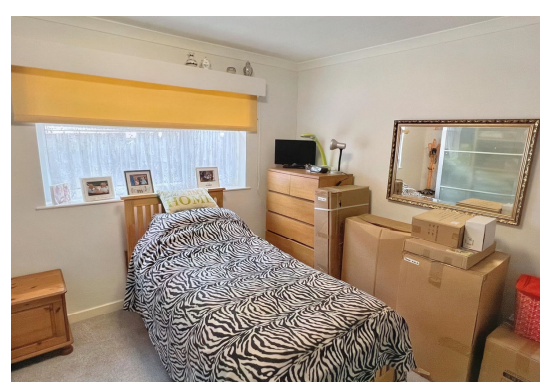
BEDROOM ONE: 15'10" max / 12' min x 12'9" Pvc double glazed bow window to front with further double glazed window to side, two double fitted wardrobes, two bedside units, additional drawer unit, double radiator.

BEDROOM TWO: 11'10" x 11' Pvc double glazed window to side, double radiator.

BATHROOM: Two obscure pvc double glazed windows to side, matching white suite comprising bath set into recess having tiled splash backs, wash hand basin, low flushing wc, enclosed shower cubicle with glazed splash screens, tiled splash backs, radiator, chrome ladder style radiator, Karndean flooring.

GARAGE: 17'6" x 8'6" Up and over door, obscure window and door to side, double wall unit. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Full width block paved patio area with outside tap to a mainly lawned rear garden flanked by borders having shrubs and bushes, timber fencing and shed.



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.)

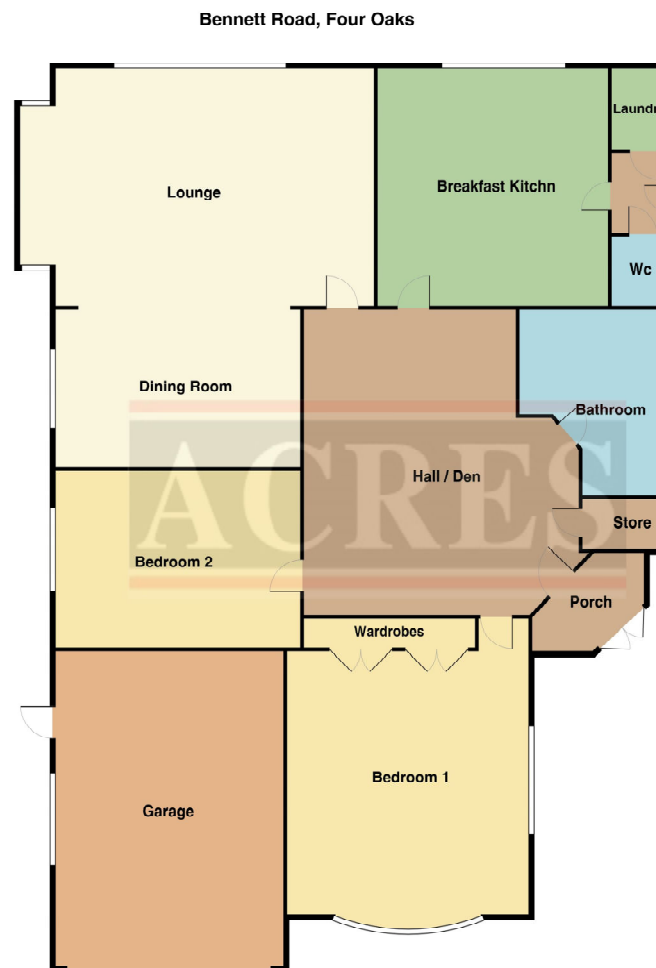
COUNCIL TAX BAND: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Streetly Lane/Walsall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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.

