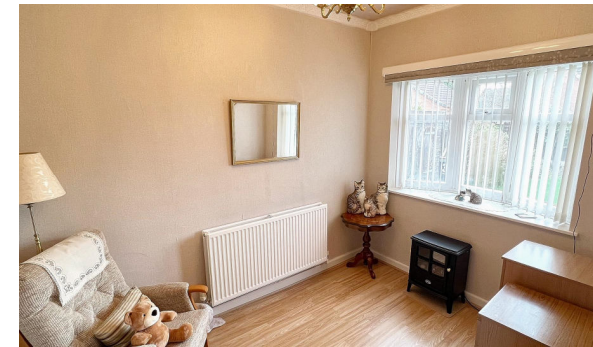


ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- ◆ Two bedrooms, each with fitted wardrobes
- ◆ Renewed white bathroom
- ◆ Attractive, spacious lounge
- ◆ Rear conservatory
- ◆ Dining/day room
- ◆ Fitted kitchen
- ◆ Side garage
- ◆ Private, southerly rear garden
- ◆ Set in a central, convenient location
- ◆ NO UPWARD CHAIN



39 GRANGE LANE, FOUR OAKS, B75 5JX - OFFERS AROUND £425,000

This well presented, spacious, imposing, freehold detached bungalow is set in a central, convenient, well regarded location having readily available bus links and being positioned within an approximate one mile radius of Mere Green shopping centre with its range of facilities and amenities as well as being similarly placed for the cross city rail line. The bungalow offers gas central heating and pvc double glazing (both where specified) and is set on an attractive corner plot. The well presented, improved, tastefully decorated accommodation is entered via a fully enclosed porch which opens to a reception hall, having double cloaks cupboard, there is a spacious rear lounge with feature Minster style fire place, pvc double glazed conservatory, fitted kitchen, dining room, together with two double bedrooms both having wardrobes, renewed white bathroom with easy access bath and side garage, the property additionally has a private rear garden and side garage. To fully appreciate this delightful property we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden with additional lawned garden to side there is a multi vehicular block paved driveway and outside light. A pvc door with obscure double glazed insets opens to:

FULLY ENCLOSED PORCH: Tiled floor, half obscure glazed door to:

RECEPTION HALL: Radiator, double built in storage/cloaks cupboard, wood laminate flooring. Access to well insulated loft with light.

ATTRACTIVE LOUNGE: 17'3" x 12'2": Double glazed patio doors to conservatory, Minster style fire place with hearth and mantle and central inset electric coal effect fire, radiator, wood laminate flooring.

CONSERVATORY: 10' x 7'6": Pvc double glazed windows to side and rear and double glazed patio doors to garden, tiled floor.

FITTED KITCHEN: 10'4" x 8'1": Pvc double glazed window to rear, single drainer sink unit with base unit beneath and a further range of matching units to both base and wall level in high gloss cream finish, complementary rolled edge work surfaces with tiled splash backs, recesses for washing machine, dishwasher, fridge and cooker, radiator, tiled floor.

DINING ROOM: 11' max / 7'1" min x 9'8": Pvc double glazed bow window to rear, double radiator, wood laminate flooring, half obscured pvc double glazed door to garden.

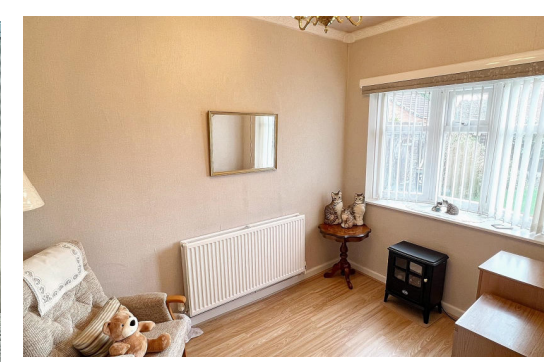
BEDROOM ONE: 14' max / 12' min x 10'6" (plus door recess): Pvc double glazed square bow window to fore, radiator, single and three double fitted wardrobes with three further double fitted wardrobes over bed recess, having two bed side units.

BEDROOM TWO: 10' x 9'10" max / 7'11" min: Pvc double glazed window to front, double radiator, double and single fitted wardrobes with side desk/dressing table top.

BATHROOM: Matching white suite comprising side entry, easy access bath having shower over, wash hand basin, low flushing wc, recessed with fitted mirror and tiled ledge, tiling to walls, extractor fan.

OUTSIDE: Paved patio area to a lawned rear garden having shrubs and bush borders, timber fencing being of approximate Southerly aspect, outside light.

GARAGE: 17'2" x 8'2" (please check the suitability of this garage for your own vehicle): Up and over door, ceiling light point, two double wall units, renewed central heating boiler, internal door.



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: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Little Sutton Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



39 Grange Lane, Four Oaks



ACRES

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.

