

ACRES

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



- ◆ Semi-detached bungalow
- ◆ Two bedrooms, each with fitted wardrobes
- ◆ Renewed white shower room
- ◆ Open plan lounge/dining area
- ◆ Fitted breakfast kitchen
- ◆ Side garage
- ◆ Set in a central, convenient location
- ◆ NO UPWARD CHAIN



21 MERE POOL ROAD, FOUR OAKS, B75 6ND - OFFERS AROUND £415,000

This well presented, spacious, freehold, semi-detached bungalow, is set in a central, convenient and well regarded location. The property has readily available bus services close by, is positioned within an approximate one mile radius of Mere Green shopping centre, which has an array of facilities and amenities and additionally is similarly placed for the Cross City rail line. The bungalow offers gas central heating and pvc double glazing (both where specified) and briefly comprises fully enclosed porch, which opens to a reception hall having storage cupboard off, there is an open plan breakfast kitchen with dining area, through lounge with additional dining room, two good sized bedrooms both with fitted wardrobes and a recently renovated shower room. To the rear of the property is a single car detached garage and private garden, complemented by a paved patio area for seating. To fully appreciate this delightful, freehold property, we highly recommend an internal inspection.

Set back from the roadway behind a block paved driveway with side lawn, access is gained to the accommodation via:

FULLY ENCLOSED PORCH: Pvc double glazed doors opening to:

ENTRANCE HALL: 6' x 4'7" max Glazed door with built-in storage cupboard to side.

OPEN PLAN LOUNGE/DINING AREA: 19'5" x 10'11" Pvc double glazed window to front, coal effect fireplace with marble hearth and surround, radiator.

Dining Area: 8'8" x 7'10" Pvc double glazed window to side, radiator.

FITTED BREAKFAST KITCHEN: 15'4" x 6'9" max / 5'10" min Pvc double glazed windows to front and side, further pvc double glazed obscure door to side, a range of fitted units to both base and wall level including drawers, integrated oven and grill, fitted hob with extractor canopy over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, breakfast area.

BEDROOM ONE: 14'4" x 9'7" Pvc double glazed window to rear, built-in wardrobes with a range of fitted cupboards, radiator.

BEDROOM TWO: 12' x 9'5" Pvc double glazed patio doors to rear, built-in wardrobes and cabinets, radiator.

SHOWER ROOM: 8'9" x 4'11" Obscure pvc double glazed window to side, being recently renewed there is a matching white suite with double shower cubicle having splash screen, tiling to walls and floor, vanity unit housing low flushing wc and wash hand basin with base units, chrome ladder style radiator.

GARAGE: 17'10" x 9'8" Up and over metal door, power points. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Patio area for seating, private rear garden offers a variety of shrubs and bushes and large lawned area.



TENURE: We have been informed by the vendor that the property 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 are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Heath Croft Road, in turn off Weeford Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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.