

ACRES

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- ◆ Detached bungalow
- ◆ Three bedrooms
- ◆ Shower room
- ◆ Large open plan lounge with dining area
- ◆ Refitted breakfast kitchen
- ◆ Detached garage
- ◆ Private rear garden
- ◆ Set in a sought after location close to amenities



26 STONNALL GATE, ALDRIDGE, WS9 8HU - OFFERS AROUND £400,000

This spacious, detached bungalow occupying a quiet cul-de-sac position is in a highly sought after location close to amenities and within easy access of Aldridge village centre with great transport links to motorways and local railway line. This freehold bungalow is complemented by gas central heating and double glazing (both where specified). To appreciate this spacious bungalow, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, reception hallway, lounge with dining area, fitted breakfast kitchen, three bedrooms, modern shower room, guests w.c. To the rear of the property there is a paved area, lawned garden having shrubs and bushes and access to a side garage.

Set back from the roadway behind a lawned garden with paved area with side drive access to garage.

FULLY ENCLOSED PORCH: Having PVC double glazed window to side, storage to the side, tiled floor.

RECEPTION HALLWAY: 10'10" x 4'04" Obscure PVC double glazed door with storage cloaks cupboard and airing cupboard off, radiator.

LOUNGE: 15'05" x 11'08" Two PVC double glazed windows to front, electric coal effect fire with tiled hearth and rustic effect brick surround,

DINING AREA: 9'06" x 8'08" PVC double glazed French doors, radiator.

FITTED KITCHEN: 10'09" x 9'07" PVC double glazed window to rear, having matching, modern white units comprising handleless units to both base and wall, granite worksurfaces and stainless steel sink/drainers, floor to ceiling cupboards to one wall, integrated dishwasher, washing machine and tumble dryer, eye level microwave with oven and grill below, induction hob with canopy over, tiled splashbacks, access to conservatory.

CONSERVATORY: PVC double glazed conservatory with wood effect flooring and French door to side.

BEDROOM ONE: 14'02" x 11'06" PVC double glazed window to rear with three double built-in wardrobes, overhead storage, dressing table with draws, radiator.

BEDROOM TWO: 11'09" x 8'06" PVC double glazed window to front, radiator.

BEDROOM THREE: 8'10" x 8'06" PVC double glazed window to front, wardrobes with built-in desk and draws, radiator.

SHOWER ROOM: 9'06" x 5'07" PVC double glazed window to rear, modern matching white suite comprising double shower with tiled splashback, glazed screen, built-in sink with vanity unit and tiled splashback and shelf, low level w.c., chrome ladder effect radiator, tiling to walls.

SEPARATE W.C.: Low level w.c., wall hung wash basin, tiled floors, radiator.

GARAGE: 17'03" x 8'01" (please check the suitability of this garage for your own vehicle) Part glazed door to side, built-in storage and electric garage door.

OUTSIDE: Rear garden complemented by a paved seating area having lawn, corner shed, access to garage.



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.)

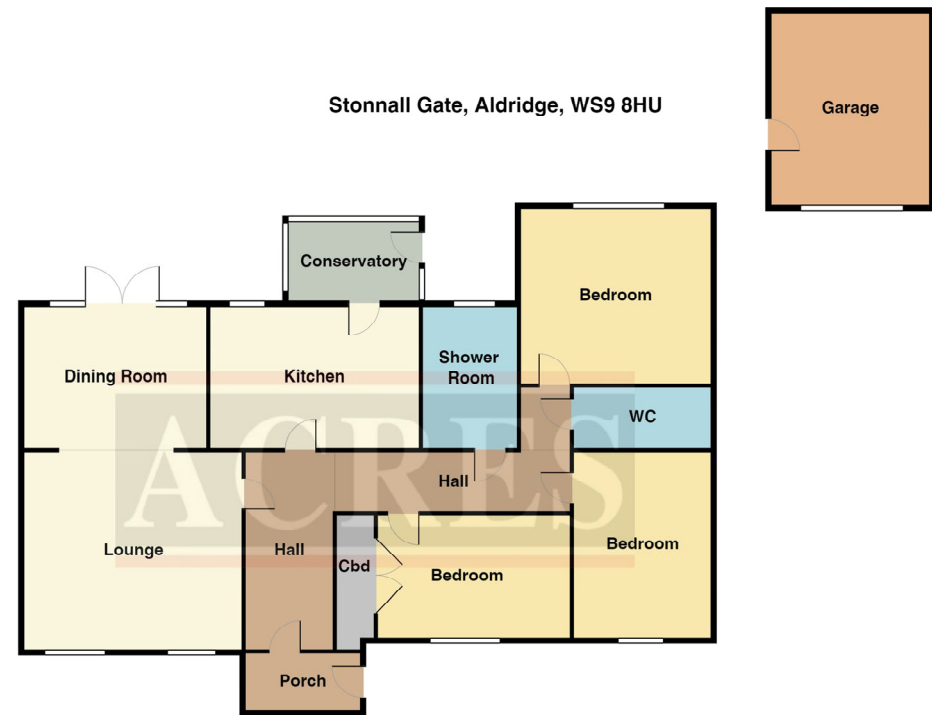
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Stonnall Road, in turn off Walsall Wood Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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.

