

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Two bedrooms having fitted wardrobes
- ◆ Dressing room & en-suite shower room
- ◆ Attractive lounge with feature fireplace
- ◆ Conservatory
- ◆ Outstanding, comprehensively fitted breakfast kitchen
- ◆ Open plan family/dining room
- ◆ Delightful, well appointed bathroom
- ◆ Large tandem garage
- ◆ Private rear garden
- ◆ Much improved & well presented



34 BICKLEY AVENUE, FOUR OAKS, B74 4DZ - OFFERS AROUND £485,000

This truly outstanding, delightful, well appointed and much improved, freehold, detached bungalow, has undergone extensive renovation to provide thoughtfully designed, immaculate accommodation. Offering gas central heating and pvc double glazing (both where specified), the property is set in a centrally located cul-de-sac, within only a few hundred metres of the Cross City rail line, local shopping facilities and well regarded schooling. To fully appreciate the property on offer, it's style, charm and character, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, welcoming reception hall, generous lounge with feature fireplace, large rear conservatory, comprehensively fitted breakfast kitchen having a range of integrated appliances, being open plan to a dining/family area, furthermore there are two bedrooms, both having fitted wardrobes and the master having a concealed dressing room, in turn opening to an en-suite shower room. Set to the side there is a tandem garage and to the rear a private garden.

Set back from the roadway behind a twin car, block paved driveway, there is a lawned fore garden, access is gained to the property via a part pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, front door having obscure glazed insets opening to:

WELCOMING RECEPTION HALL: Tall contemporary radiator, cloaks/storage cupboard.

ATTRACTIVE LOUNGE: 14' max / 12'3" min x 12'6" Double glazed patio doors to conservatory, living flame stove style log effect gas fire set on a marble hearth having beam above, in turn with TV recess over, double radiator.

CONSERVATORY: 11'9" x 9'9" Pvc double glazed windows to side and rear elevations with double glazed French door to garden, double radiator.

FITTED BREAKFAST KITCHEN: 21'3" x 8'10" Pvc double glazed window to rear, one and a half bowl sink unit set into sweeping feature marble work surfaces having matching upstands there is a comprehensive range of handleless high gloss fitted units to both and wall level, integrated Neff oven having combination oven/microwave above, together flush fitting induction hob to side with extractor over, integrated fridge, freezer, dishwasher and combination washer/dryer, two space breakfast bar, tall contemporary radiator, being open plan to:
Family/Dining Area: Pvc double glazed double French doors to garden, tall contemporary radiator, space for table/sofa.

BEDROOM ONE: 13'7" x 10'10" max / 9' min Pvc double glazed window to front, double radiator, double and single fitted wardrobes having concealed opening to:

FITTED DRESSING ROOM/WALK-IN WARDROBE: 7'8" x 6'6" Having a variety of hanging rails together with shelving, tall contemporary radiator.

EN-SUITE SHOWER ROOM: Matching white suite comprising large shower cubicle with glazed splash screen, tall contemporary radiator, vanity wash hand basin with double base unit beneath, low flushing wc, tiled splash backs.

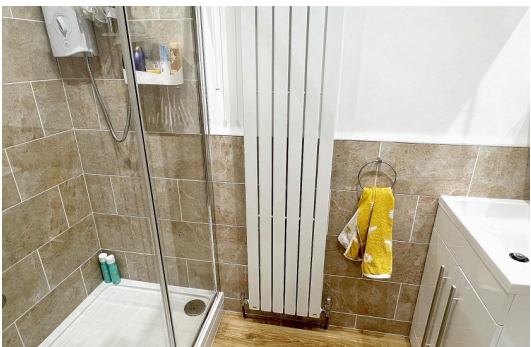
BEDROOM TWO: 11'9" max / 9'8" min x 11' max / 9' min Pvc double glazed bay window to front, double radiator, two double fitted wardrobes.

WELL APPOINTED BATHROOM: Pvc double glazed obscure window to side, matching feature white suite comprising oval bath with freestanding mixer tap/shower, wide vanity wash hand basin having double base unit beneath, low flushing wc, separate shower cubicle with glazed splash screen, tall contemporary radiator, feature tiling to walls and floor.

SIDE TANDEM GARAGE: 28'3" x 8'3" Up and over door, window to rear (**Please check the suitability of this garage for your own vehicle**)

GARAGE STYLED STORE ROOM: 8' x 6'6" Up and over door.

OUTSIDE: Timber decking area to a private lawned garden flanked by borders having shrubs and bushes.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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.

