

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
- ◆ Bedroom one having dressing room
- ◆ Well appointed shower room
- ◆ Through lounge with dining area
- ◆ Extended, fitted breakfast kitchen
- ◆ Garage
- ◆ Mature, southerly rear garden
- ◆ Sought after location
- ◆ NO UPWARD CHAIN



61 HILLMORTON ROAD, FOUR OAKS, B74 4SH - ASKING PRICE £385,000

Situated in a prime, central location within Four Oaks, close to public transport links by way of the Cross City rail line at Butlers Lane station and bus links. The property also is a short drive away from Mere Green with its host of shopping facilities, amenities, restaurants and cafes. This much improved, semi-detached, freehold bungalow, is complemented by gas central heating and pvc double glazing (both where specified) and briefly comprises porch, entrance hall, through lounge with dining area, extended, fitted breakfast kitchen, two bedrooms, the master having a dressing room, additionally there is a shower room. Externally there is a garage and a mature, rear garden with a paved patio area. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a paved, multi-vehicular driveway having pathway giving access via a pvc double glazed door to:

PORCH: Pvc double glazed windows and door to:

ENTRANCE HALLWAY: 14'3" x 5'6" / 3'4" min Glazed door, useful storage cupboard, radiator.

THROUGH LOUNGE/DINING AREA:

Lounge: 14' x 11'9" Pvc double glazed window to rear, pvc double glazed French door to rear, electric coal effect fireplace with marble effect surround, radiator, leading into:

Dining Area: 8'11" x 8'8" Pvc double glazed window to rear, radiator.

FITTED KITCHEN: 16'3" x 8'8" Pvc double glazed window and door to rear, matching fitted units to both base and wall level with pan drawers, tiled splash backs, rolled edge work surfaces, stainless steel sink unit, integrated oven, grill and microwave, integrated dishwasher, space for washing machine, space for table, radiator.

BEDROOM ONE: 11'8" x 9'4" Pvc double glazed window to front, radiator, archway leads into:

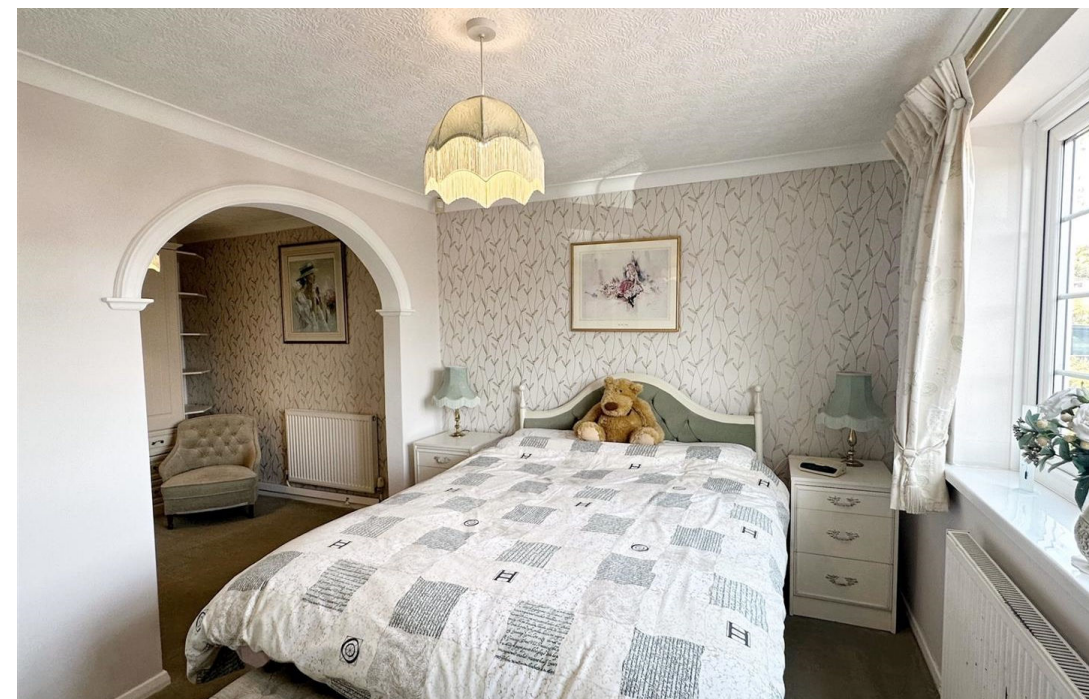
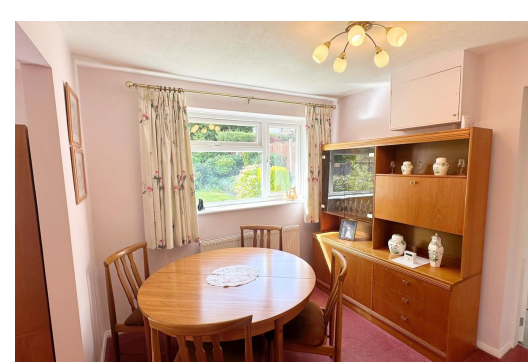
DRESSING AREA: 8'9" x 7'11" Space for four double wardrobes, radiator.

BEDROOM TWO: 11'8" max / 8'1" min x 11'1" Pvc double glazed window to front, built-in storage cupboard, fitted wardrobe.

SHOWER ROOM: 7'11" x 6'3" Matching white suite comprising double shower cubicle with glazed screen and sliding doors, tiled walls and flooring, low level wc, sink unit, built-in shelving, chrome ladder style radiator.

GARAGE: 20'5" x 8'7" Up and over metal garage door. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Patio area with paved walkway, lawn flanked by a variety of shrubs and bushes, being well screened and being of an approximate southerly aspect.



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 are included within the sale.

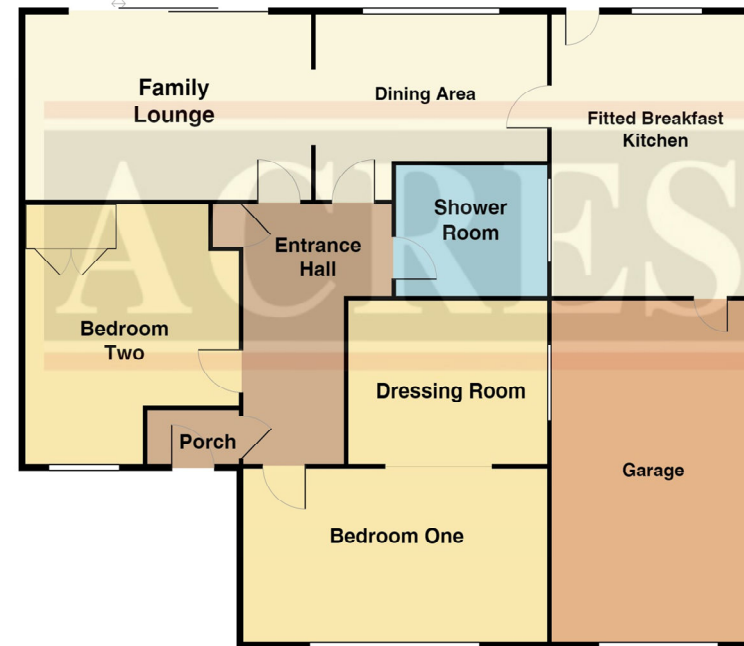
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Clarence Road, in turn off Belwell Lane/Rosemary Hill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Hillmorton Road, Sutton Coldfield, B74 4SH



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.