

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Master bedroom with dressing area set to first floor
- ◆ Well appointed, renewed shower room
- ◆ Bedroom three/optional dining room
- ◆ Imposing lounge with feature Minster style fireplace
- ◆ Contemporary fitted kitchen with integrated appliances
- ◆ Southerly rear garden & side garage
- ◆ Much improved & well presented



34 GROUNDS ROAD, FOUR OAKS, B74 3ET - PRICE GUIDE £400,000

This delightful, well appointed, much improved and deceptively spacious, freehold, semi-detached dormer bungalow/family home, is set in a prime, centrally located cul-de-sac, just a short stroll from well regarded schooling for all ages. Similarly placed for excellent public transport links including the Cross City rail line and local bus services, a range of shopping facilities, cafes and restaurants are available at Mere Green, as well as at 'The Crown'. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its true proportions and host of improvements, together with its contemporary style, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, spacious rear lounge with feature Minster style fireplace, re-fitted kitchen having a range of integrated appliances, there is the provision of two ground floor bedrooms, one having the option of being utilised as a dining room as preferred, additionally there is a well appointed white shower room. To the first floor you will find the property's master bedroom having a dressing rear, together with wide built-in 'wardrobe' style area with full width hanging rails. The property also benefits from a side recessed garage and a rear garden being of approximate southerly aspect.

Set back from the roadway behind a tarmac driveway having block paved edging, access is gained to the property via a feature multi-locking front door having double glazed inset, opening to:

WELCOMING RECEPTION HALL: Pvc double glazed window to front, radiator, wood laminate flooring, stairs off.

SPACIOUS LOUNGE: 15'4" max / 14'3" min x 14'5" max / 13'10" min Wide pvc double glazed windows with central double glazed double French doors to rear, Minster style stone fire surround, set on a slate hearth having inset log effect stove style fire, feature panelling to wall, double radiator.

DINING ROOM/BEDROOM TWO: 11' x 10'10" max / 9'7" min Pvc double glazed bay window to front, double radiator, single and three fitted base units to full width, having storage/display top, double doors open to a wide built-in store/wardrobe.

FITTED KITCHEN: 13'2" x 9'8" Pvc double glazed window and door to rear, single bowl sink unit set into mirror stone feature work surfaces with upstands, tiled splash backs, concealed down lighters, there is a range of contemporary fitted units to both and wall level including drawers, elevated stainless steel oven having separate grill, in turn with microwave above, flush fitting induction hob with extractor canopy over, integrated fridge and freezer, radiator, wood laminate flooring.

BEDROOM THREE: 10'2" x 9' Pvc double glazed window to front, radiator.

WELL APPOINTED SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, wide wall hung wash hand basin having base unit beneath, separate wc, marble styled tiled splash backs, matching black ladder style radiator, wood laminate flooring.

STAIRS TO LANDING: Having low level door giving access to eaves storage. Opening to:

BEDROOM ONE: 14' max / 9'10" min x 13'6" max / 10'10" min Pvc double glazed window to rear, double radiator.

DRESSING AREA: Recess for drawers, space for dressing table, door opens to a large (14' wide) walk-in wardrobe styled area having full width hanging rails, further door into eaves storage area.

SIDE RECESSED GARAGE: 19'7" x 10'6" Windows to side and rear, door to garden. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Renewed paved patio area with outside tap to a lawned rear garden flanked by borders having timber fencing, being of an approximate southerly aspect.



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)

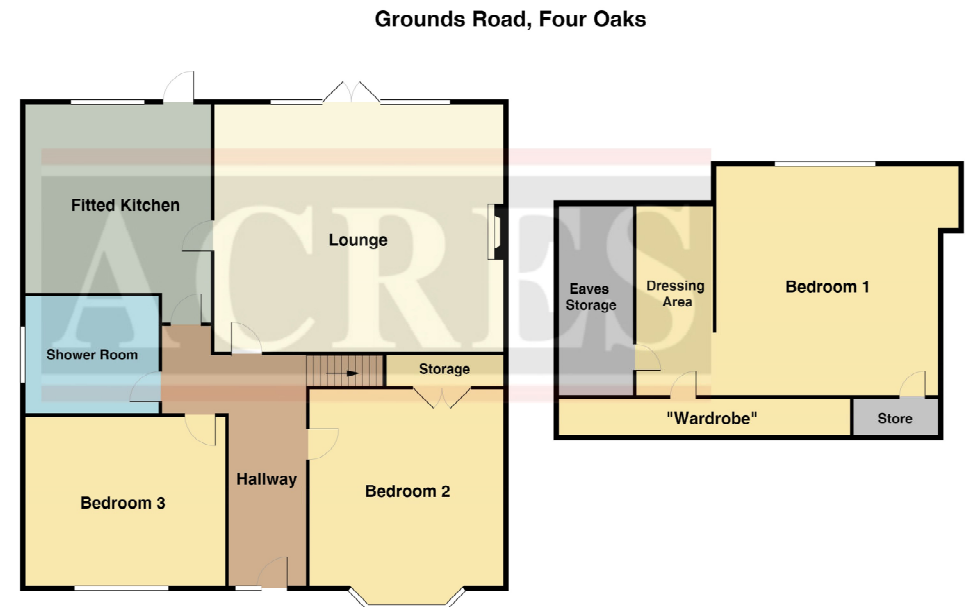
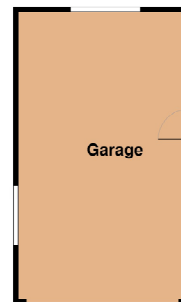
COUNCIL TAX BAND: D

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		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 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.