

# ACRES

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- ◆ Four bedrooms
- ◆ Renewed well appointed white shower room
- ◆ Separate w.c.
- ◆ Attractive lounge with feature fireplace
- ◆ Dining room
- ◆ Conservatory
- ◆ Fitted kitchen
- ◆ Large side garage
- ◆ Generous, private rear garden
- ◆ Set in a sought after central location



***43 BLACKWOOD ROAD, STREETLY B74 3PL - OFFERS AROUND £530,000***

This deceptively spacious, freehold, detached dormer bungalow is set in a prime, central, sought after location, close to well regarded schooling and local bus links. Complemented by gas central heating and having PVC double glazing (both where specified), to fully appreciate this deceptively spacious family home, we highly recommend an internal inspection. Briefly comprising, fully enclosed porch, reception hall, attractive lounge with feature fireplace, dining room, rear conservatory, fitted kitchen, two ground floor bedrooms together with a well appointed, renewed white shower room. To the first floor there are two further bedrooms together with a separate w.c., the property has a large side garage together with a private mature rear garden.

Set back from the roadway behind a multi vehicular driveway, there are mature shrubs and bushes together with mature hedge providing good privacy from the roadway. Access is gained to the property via PVC double glazed double doors opening to:

**FULLY ENCLOSED PORCH:** PVC double glazed window to front, tiled floor, half obscure PVC double glazed door opens to:

**RECEPTION HALL:** Two obscure windows to front, cloaks cupboard, double storage cupboard, double radiator, stairs off.

**ATTRACTIVE LOUNGE: 16'0" x 13'3"** PVC double glazed bow window to front, double radiator, feature log effect living flame remote controlled gas fire, set on to a marble hearth having matching surround, obscure glazed bi-fold doors open to:

**DINING ROOM: 11'0" x 10'2"** Double glazed patio doors to rear, double radiator.

**FITTED KITCHEN: 12'0" x 10'6"** PVC double glazed window and half obscure glazed door to rear, one and a half bowl sink unit set into rolled edge worksurfaces having flush fitting hob with extractor canopy above, there is a side elevated electric oven having a separate grill, additionally there are wall and base units including draws, integrated dishwasher, concealed recess for washing machine, double radiator, double pantry/storage cupboard with internal shelving.

**CONSERVATORY: 17'3" x 7'10"** PVC double glazed windows to side and rear with double glazed, double French doors to garden, radiator.

**BEDROOM ONE: 12'7" x 12'0"** PVC double glazed bow window to front, double radiator.

**BEDROOM TWO: 12'0" x 10'6"** PVC double glazed window to rear, radiator.

**WELL APPOINTED SHOWER ROOM:** Obscure PVC double glazed window to rear, matching white suite comprising enclosed shower cubicle, wall hung wash hand basin with base unit beneath, low flushing w.c., tall chrome ladder style radiator, complementary tiled to walls and floor.

**RETURN STAIRS TO LANDING:** Door giving access to eaves/storage area.

**BEDROOM THREE: 12'2" x 9'2"** PVC double glazed window to rear, radiator. Walk-in wardrobe/storage cupboard having hanging rails.

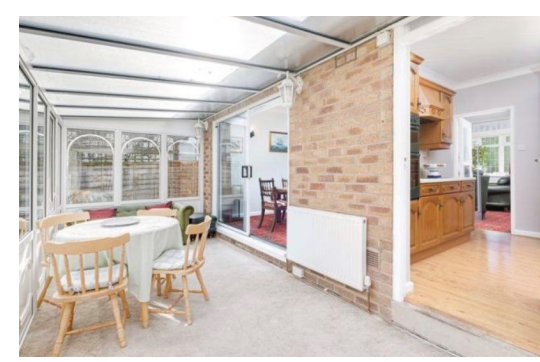
**BEDROOM FOUR: 16'0" max x 9'0" min x 8'0" max x 7'3" min** PVC double glazed window to rear, radiator, double and single built-in storage cupboards.

**SEPARATE W.C:** Obscure PVC double glazed window to rear, low flushing w.c., wash hand basin, tiling to walls.

**LARGE SIDE GARAGE: 17'8" x 16'6" max x 11'3" min** Having electric garage door, door to rear.

**OUTSIDE:** Paved patio area with two built-in store rooms, together with a separate outside w.c., there is a private well stocked and tended lawned rear garden having shrubs and bushes providing a good degree of privacy.





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**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 Foley Road West

Score	Energy rating	Current	Potent
92+	A		
91	B		
80-90	C		77
69-79	D		
54-68	E	49   E	
39-53	F		
10-38	G		



Blackwood Road, Streetly



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.