

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Detached bungalow on a generous sized plot
- ◆ Three bedrooms
- ◆ Ample scope for modernisation, alteration and extension (pending planning permission)
- ◆ Spacious lounge
- ◆ Separate dining room
- ◆ Good sized breakfast kitchen
- ◆ Garage
- ◆ Convenient location
- ◆ No upward chain



57 QUESLETT ROAD EAST, STREETLY, B74 2ES - OFFERS AROUND £315,000

Set on a large plot, this spacious, detached, three bedroomed, freehold bungalow offers ample scope for alteration, modernisation and extension. The property is conveniently placed for local schooling and amenities as well as being superbly located for transport links and a local bus service. Additionally, Sutton Park is a short distance away which has over 2,400 acres of parkland to enjoy. Complemented by gas central heating (where specified) the accommodation briefly comprises; enclosed porch, reception hallway, spacious lounge, separate dining room, breakfast kitchen, three good sized bedrooms and a family bathroom. Externally the property has off road parking, single car garage and a mature front and rear garden. To truly appreciate this property's potential, the sizeable plot and the internal proportions on offer, we highly recommend an internal inspection.

Set back from the road, on a layby, behind a driveway and a generous front lawned area with an array of shrubs and bushes, the property is accessed via a path leading to a:

FULLY ENCLOSED PORCH: Having window to front and side and obscure glazed door to:

WELCOMING RECEPTION HALLWAY: Having radiator, access to cloaks storage, coving to ceiling, doors radiator off to:

SPACIOUS LOUNGE: 13'0" x 14'7" max x 13'0" x 10'7" min Windows to rear and door to garden, radiator, wall mounted gas fire set on a wooden mantle with a brick surround and a tiled hearth, coving to ceiling, radiator.

DINING ROOM: 12'11" x 10'7" Window to front, coving to ceiling, radiator, electric fire with a wooden mantle, stone effect surround and matching hearth.

BREAKFAST KITCHEN: 13'0" x 11'3" Double glazed window to rear, stainless steel sink and drainer set into worksurfaces with a range of wall, base and draw units, there is a five ring gas hob, built-in oven and fridge, space for washing machine and freezer, matching breakfast bar with space for stools, tiled splashbacks, door to lobby.

LOBBY: Having door to garden and door to further lobby having useful storage space, shelving space and door to front of property, access to garage.

BEDROOM ONE: 13'1" x 10'5" window to rear, radiator, coving to ceiling.

BEDROOM TWO: 12'1" x 12'0" window to front, radiator, coving to ceiling.

BEDROOM THREE: 9'9" x 9'0" max x 7'1" min Radiator, obscure window to side.

BATHROOM: Obscure window to front, bath with shower over, low level w.c., vanity unit, heated chrome towel rail, fully tiled splashbacks.

GARAGE: 14'8" x 8'4" (Please check the suitability of this garage for your own vehicle) Window to side, door to lobby.

OUTSIDE: Having patio area with outside tap, leading to a mature, mainly lawned area with an array of shrubs, bushes and fruit trees, timber shed, greenhouse.



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.)

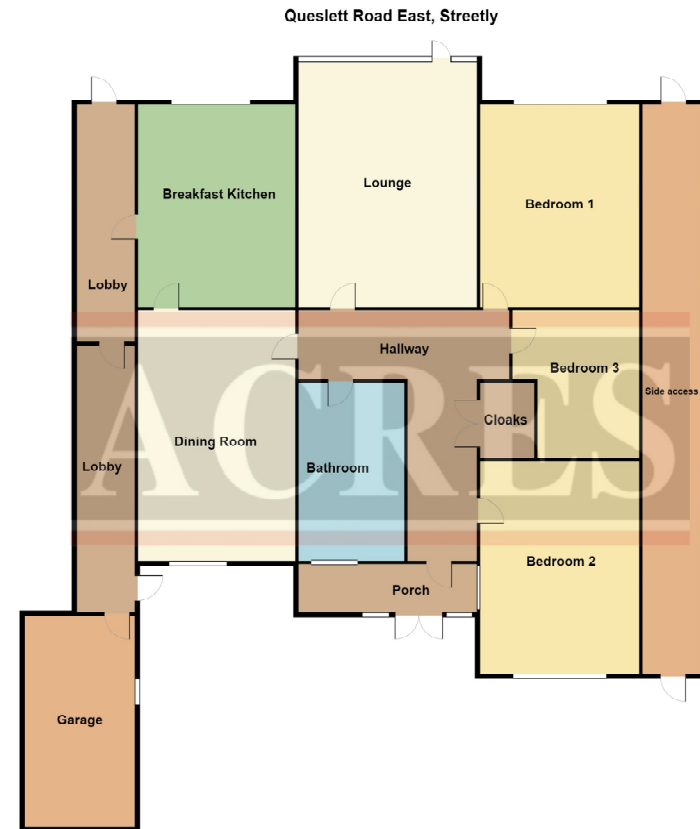
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Chester Road

Energy rating	Current	Pote
A		
B		82
C		
D	67 D	
E		
F		
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.