

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four good bedrooms
- ◆ Well appointed en-suite bathroom
- ◆ Renewed white, family bathroom
- ◆ Substantial fitted breakfast kitchen
- ◆ Family sitting area & central island
- ◆ Spacious through lounge
- ◆ Guests cloakroom/wc
- ◆ Utility room
- ◆ Double garage
- ◆ Set close to Sutton Park
- ◆ Much improved & well presented



2 LINFORTH DRIVE, STREETLY, B74 2EQ

OFFERS AROUND £620,000

This delightful, well presented and much improved, spacious, freehold, detached family home, is set on a sweeping corner plot, just a short stroll from Sutton Park. The substantial, extended accommodation is complemented by gas central heating and pvc double glazing (both where specified). Streetly offers both excellent road links, public transport and well regarded schooling for all ages. To fully appreciate the property on offer, it's many improvements and spacious proportions, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, guests cloakroom/wc, spacious through lounge, fitted breakfast kitchen with central island and family sitting room and additional utility room. To the first floor there are four good bedrooms, two having fitted wardrobes and master having well appointed white en-suite bathroom, along with white, family bathroom. Externally the property has a double garage and gardens to side and rear.

Set back from the roadway behind lawned fore and side gardens, there is a twin car block paved driveway providing off road parking, with matching pathway leading to the property which is entered via a multi-locking front door into:

DEEP WELCOMING RECEPTION HALL: Pvc double glazed windows to front and side, double radiator, open under stairs storage area, stairway having exposed wooden spindles and handrail.

LARGE GUESTS CLOAKROOM/WC: Matching white suite comprising low flushing wc, vanity wash hand basin set into a rolled edge display top with side return and high gloss base unit beneath, matching side double cloaks cupboard, chrome ladder style radiator.

SPACIOUS THROUGH LOUNGE: 23'1" x 12' max / 11'6" min Pvc double glazed bow window to front with further pvc double glazed windows and central double glazed double French doors to rear, elevated recessed stainless steel remote controlled living flame gas fire, double and single radiators.

FITTED BREAKFAST KITCHEN/FAMILY ROOM: 24'4" max / 15' min x 23' max / 16'6" min Pvc double glazed windows to side and rear with double glazed bi-fold doors to rear, part vaulted ceiling over family sitting area with space for sofa having two double glazed Velux windows, being open plan to:

Fitted Breakfast Kitchen: One and a half bowl sink unit set into sweeping quartz work surfaces, there is a comprehensive range of high gloss handleless units to both base and wall level including drawers, integrated fridge, freezer and dishwasher, elevated electric stainless steel oven having microwave oven above, wide central island unit with matching quartz work top and base/pan drawer units combining family breakfast area having space for five stools, flush fitting induction hob with recessed extractor, two tall contemporary radiator's, further recess area providing potential to be used as a playroom area or study.

UTILITY ROOM: 8'4" x 8'2" Pvc double glazed window and door to side, recesses for washing machine and dryer, matching gloss handleless fitted units with work surfaces over.

STAIRS TO FIRST FLOOR LANDING: Airing cupboard.

BEDROOM ONE: 19'8" max / 17'5" min x 11'10" max / 11'5" min Two pvc double glazed windows to front, double radiator, double door built-in wardrobe, further fitted wardrobes to full width having sliding doors.

EN-SUITE BATHROOM: 9'9" x 7'6" Pvc double glazed obscure window to rear, matching white suite comprising deep bath with swan neck mixer tap, vanity wash hand basin set into work top having double base units beneath, wall units and fitted mirror with down lighters over, low flushing wc, enclosed fully tiled shower cubicle with glazed splash screens, further tiling to walls and floor, feature chrome ladder style radiator.

BEDROOM TWO: 12'5 max / 10'8" min x 11'8" max / 10'8" min Pvc double glazed window to front, double radiator, two double fitted wardrobes with storage cupboards over.

BEDROOM THREE: 15 x 8'3" Pvc double glazed window to rear, double radiator.

BEDROOM FOUR: 11'4" max / 7'1" min x 11'2" max / 6'10" min Pvc double glazed window to rear, double radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having fitted rainfall shower over with tiled splashbacks and splash screen, vanity wash hand basin with double base unit beneath, low flushing wc, further tiling to walls, fitted mirror with lights, ladder style radiator.

DOUBLE GARAGE: 20' max / 15' min x 8'5" max / 7'8" min Up and over door, window and door to side, single drainer sink unit with double base unit beneath **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Wide composite decking area to both rear and side leading to lawned area flanked by borders having shrubs and bushes, timber fencing



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



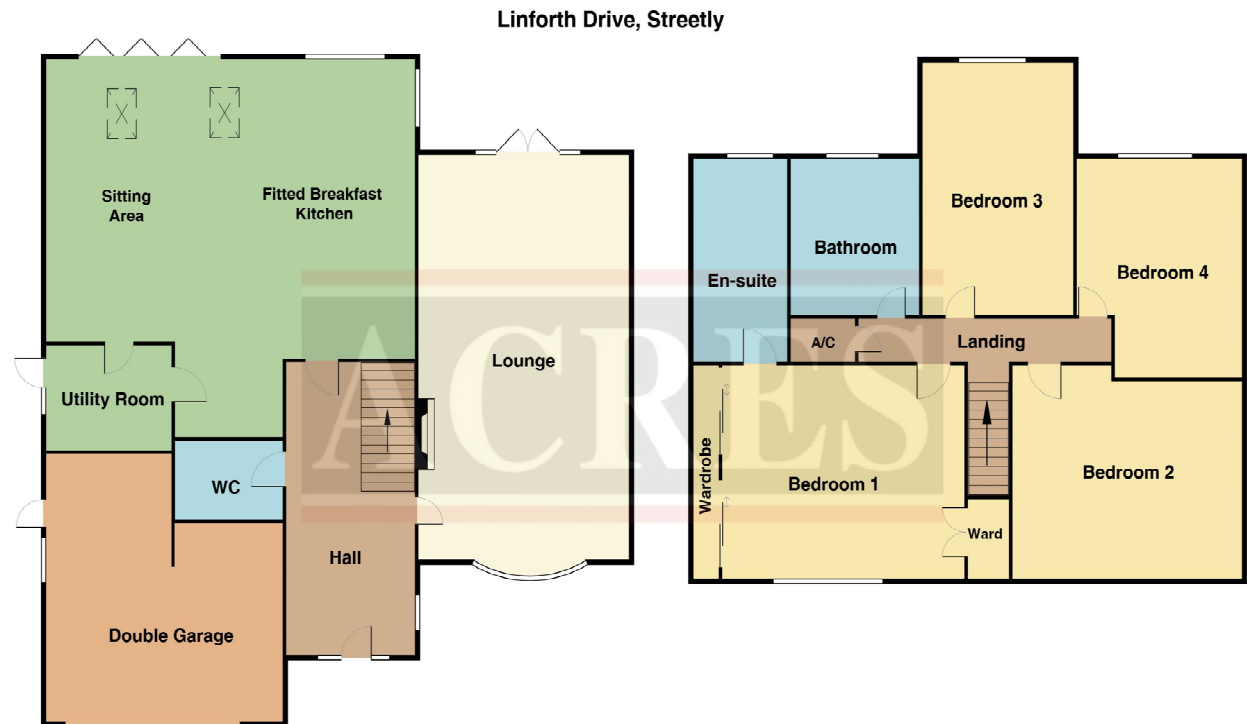
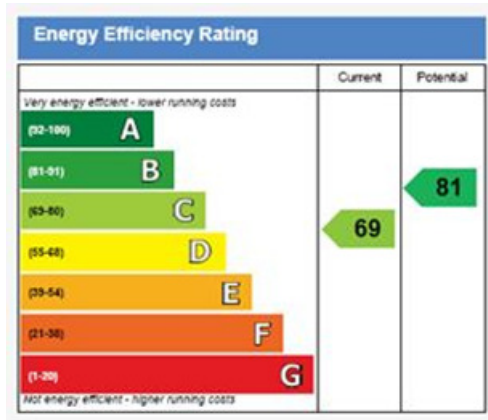
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Thornhill Road



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.