

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Charming Freehold cottage
- ◆ Two bedrooms
- ◆ White bathroom
- ◆ Attractive lounge with Stove fire
- ◆ Dining room
- ◆ Enlarged refitted breakfast kitchen
- ◆ Cellar
- ◆ Double car parking to rear
- ◆ Lawned rear garden
- ◆ Open views to front
- ◆ Energy Rating: E



ALDRIDGE ROAD, STREETLY, B74 2DT

OFFERS AROUND £235,000

This charming, well presented and much improved Freehold end townhouse Cottage style home is set in a central convenient location. Offering gas central heating and pvc double glazing (both where specified), the property is further enhanced by an attractive aspect over open fields to the front. Having a bus service readily available and being ideally placed for local schools, to fully appreciate the property on offer, its improvements, style and character we highly recommend an internal inspection. Briefly comprising enclosed porch, attractive lounge with Stove fire, rear dining room, fitted kitchen with appliances and space for small table; to the first floor there are two bedrooms together with a white bathroom. Additionally the property has a useful heated cellar, twin car parking to the rear and a lawned garden.

Have a low maintenance fore garden with shrubs and bushes, a pathway gives access to the accommodation via a half obscure pvc double glazed door opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to either side, tiled floor, half obscure glazed wooden stained door opens to:

ATTRACTIVE LOUNGE: 13’ x 11’10”: Pvc double glazed window to front, log burning Stove set into an arched rustic brick surround with side double base unit, double radiator.

DINING ROOM: 13’ max/9’2” min x 9’6”: Pvc double glazed window to rear, rustic brick recessed fireplace with timber beam over, double radiator.

ENLARGED FITTED BREAKFAST KITCHEN: 15’10” x 8’: Pvc double glazed windows to side and rear with timber stained door to side, single drainer sink unit set into complementary rolled edge work surfaces having tiled splash backs, there are a range of contemporary fitted units to both base and wall level including drawers, concealed dishwasher, stainless steel oven having matching stainless steel gas hob over in turn with extractor canopy above, spaces for fridge freezer and washing machine, radiator, tiled floor.

CELLAR: 12’7” x 11’7” x 5’11” in height: Having double radiator, light and power and being set off the dining room.

STAIRS TO LANDING: Radiator, storage cupboard.

BEDROOM ONE: 12’9” max/11’9” min x 12’1”: Pvc double glazed window to front overlooking open fields, radiator, period style recessed ‘open’ fire grate having tiled surround and feature mantle piece.

BEDROOM TWO: 10’ x 8’: Pvc double glazed window to rear, radiator.

BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over and tiled splash backs, wash hand basin, low flushing wc, radiator, wood laminate flooring.

REAR GARDEN: Having lawn with shaped borders having shrubs and bushes, patio/sitting area.

REAR PARKING AREA: Being block paved and providing parking for some two/three cars. A gateway leads to a paved area with outside tap and door opening to kitchen.

TENURE:	We have been informed by the vendors 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:	B.
FIXTURES & FITTINGS:	Fitted carpets are included within the sale.
VIEWING:	Highly recommended via Acres on 0121 323 3088.
LOCATION:	Set off Queslett Road East.



Aldridge Road, Streetly

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Zoopla

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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.

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