

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- ♦ Freehold, semi-detached bungalow
- ♦ Well presented and much improved
- ♦ Two bedrooms
- ♦ Bathroom
- ♦ Spacious lounge
- ♦ Fitted kitchen
- ♦ Side recessed garage
- ♦ Attractive rear garden



***COMPTON DRIVE, STREETLY, B74 2DB***

***OFFERS IN EXCESS OF £250,000***

Being extremely well presented and refurbished, this surprisingly spacious semi-detached bungalow is situated close to public transport links and well regarded schooling for all ages. Offering gas central heating and pvc double glazing (both where specified) and briefly comprises a welcoming reception hallway, fitted kitchen with breakfast bar, lounge having feature fireplace, in turn leading through to an inner hallway with two bedrooms and shower room. To the rear of the property there is a well maintained and attractive garden with decking and side garage. All of which to fully appreciate, we highly recommend an internal inspection.

Set well back from the roadway behind a lawned fore garden and block paved driveway providing off road parking for several vehicles, access is gained to the accommodation via:

**CANOPY PORCH:** Wall light point, pvc double glazed leaded front door leads into:

**RECEPTION HALLWAY:** Pvc double glazed leaded window to front, useful cloaks/storage cupboard, further door to:

**LOUNGE: 19'6" max / 17'4" min x 9'8"** Pvc double glazed leaded square bay window to front, living flame gas fire set into a ornate painted hearth and mantle, three wall light points, ceiling light point, ornate coving and ceiling rose.

**FITTED KITCHEN: 8'9" x 8'0"** Pvc double glazed obscure leaded window and further pvc double glazed door to side, there is a range of wall, base and drawer units in a light wood effect, electric oven, gas hob, stainless steel inset sink and drainer having chrome mixer tap over, space and plumbing for washing machine and fridge, complementary ceramic tiled floor and splash backs, granite style work tops, ceiling light point, radiator.

**INNER HALLWAY:** Provides access to bedrooms and bathroom having wood effect laminate flooring and built-in airing cupboard.

**BEDROOM ONE: 11'10" x 9'7"** Pvc double glazed leaded window to rear, having a range of fitted bedroom furniture comprising two triple wardrobes with central dressing table having drawers and mirror, radiator, ceiling light point.

**BEDROOM TWO: 8'10" x 7'11"** Pvc double glazed sliding patio doors overlooking and accessing the rear garden and decked area, wood effect laminate flooring, ceiling light point, radiator.

**SHOWER ROOM:** Pvc double glazed obscure window to side, fitted with a matching white suite comprising low flushing wc, corner walk-in shower cubicle with curved glazed splash screen, vanity wash hand basin having white high gloss base unit beneath, slate style flooring, ceiling light point, loft access.

**GARAGE:** Set to the side of the property with a metal up and over door and window to side, having double gates providing access to parking area to the side. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** To the rear of the property there is a well maintained rear garden with lawned area and shrubs and bushes, decked area and garden shed, timber fencing and outside tap.





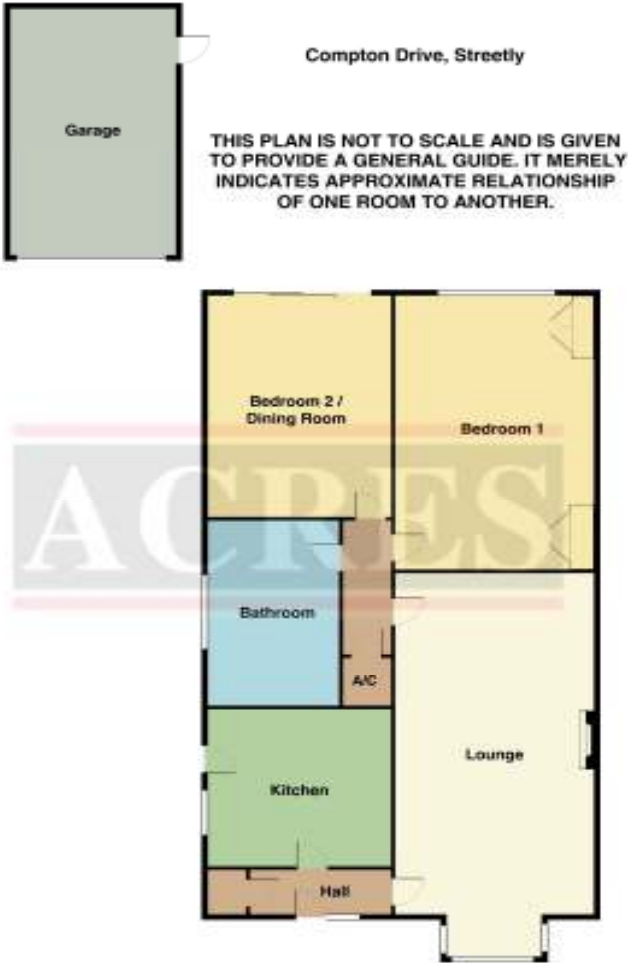
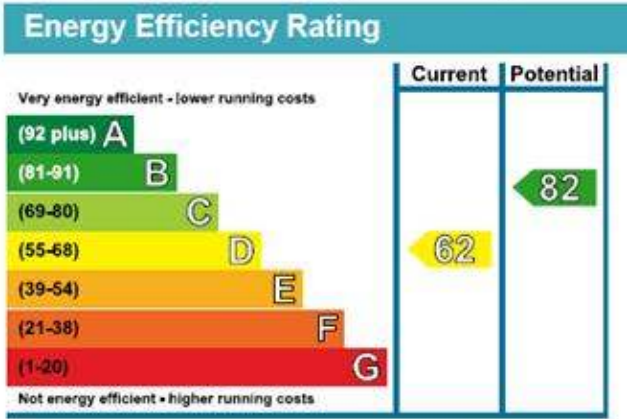
**TENURE:** We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser’s solicitor.)

**COUNCIL TAX BAND:** C.

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Aldridge Road.



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.

