

# ACRES

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- ◆ Extended, freehold semi-detached
- ◆ Deceptively spacious
- ◆ Three bedrooms
- ◆ Large bathroom
- ◆ Spacious L-shaped lounge
- ◆ Dining room
- ◆ Fitted breakfast kitchen
- ◆ Guest wc/shower room
- ◆ Lobby/laundry area
- ◆ Mature rear garden
- ◆ Side garage



***VALLEY ROAD, STREETLY, B74 2JE***

***OFFERS AROUND £290,000—NO CHAIN***

This highly deceptive, spacious, extended, Freehold, semi-detached family home, is set in a prime, central, convenient location close to well regarded schooling for all ages. Having local bus services readily available and being positioned within only a few hundred metres of Sutton Park as well as local shops, to fully appreciate the property on offer and its true proportions, we highly recommend an internal inspection. Complemented by gas central heating and pvc double glazing (both where specified), the property is entered via a fully enclosed porch opening to reception hall, there is a spacious L-shaped lounge, separate dining room, fitted kitchen with appliances, lobby/laundry area off leading to a guests wc/shower room. To the first floor there are three bedrooms, the first having fitted wardrobes, together with an enlarged bathroom fitted with white suite. The property also benefits from a side garage and a generous mature rear garden.

Set back from the roadway behind a lawned fore garden, there is a multi-vehicular driveway providing off road parking and access to the accommodation via a multi-locking front door into:

**FULLY ENCLOSED PORCH:** Window to front, storage cupboard, door into:

**RECEPTION HALLWAY:** Stairs off.

**SPACIOUS LOUNGE:** 22'10" max / 12'1" min x 16'6" max / 9'4" min Pvc double glazed window to front, double and single radiators, pvc double glazed patio doors to rear, coal effect living flame gas fire set on a tiled hearth having matching recess and fire surround, wood flooring.

**DINING ROOM:** 9'10" x 9'10" Pvc double glazed window to side, radiator, wood flooring.

**FITTED BREAKFAST KITCHEN:** 16'0" x 9'8" Pvc double glazed windows to side and rear, one and a half bowl stainless steel sink set into sweeping rolled edge work surfaces having tiled splash backs, there is a comprehensive range of fitted units to both base and wall levels including drawers, stainless steel wide range style cooker having twin ovens and matching extractor canopy over, concealed dishwasher, tall fridge and freezer, space for breakfast table, tiled floor.

**LOBBY/LAUNDRY AREA:** Pvc double glazed window to side, multi-locking door to outside, space and plumbing for washing machine.

**GUESTS WC/SHOWER ROOM:** Pvc double glazed window to rear, matching white suite comprising enclosed shower cubicle with glazed splash screen, vanity wash hand basin with double base unit beneath, in a white gloss finish, low flushing wc, double radiator, tiling to walls and floor.

**STAIRS TO LANDING:** Pvc double glazed window to side, wood laminate flooring.

**BEDROOM ONE:** 11'2" x 10'4" max / 8'5" min plus door recess Pvc double glazed window to front, radiator, single and two double wardrobes, fitted dressing table and side drawer units, wood laminate flooring.

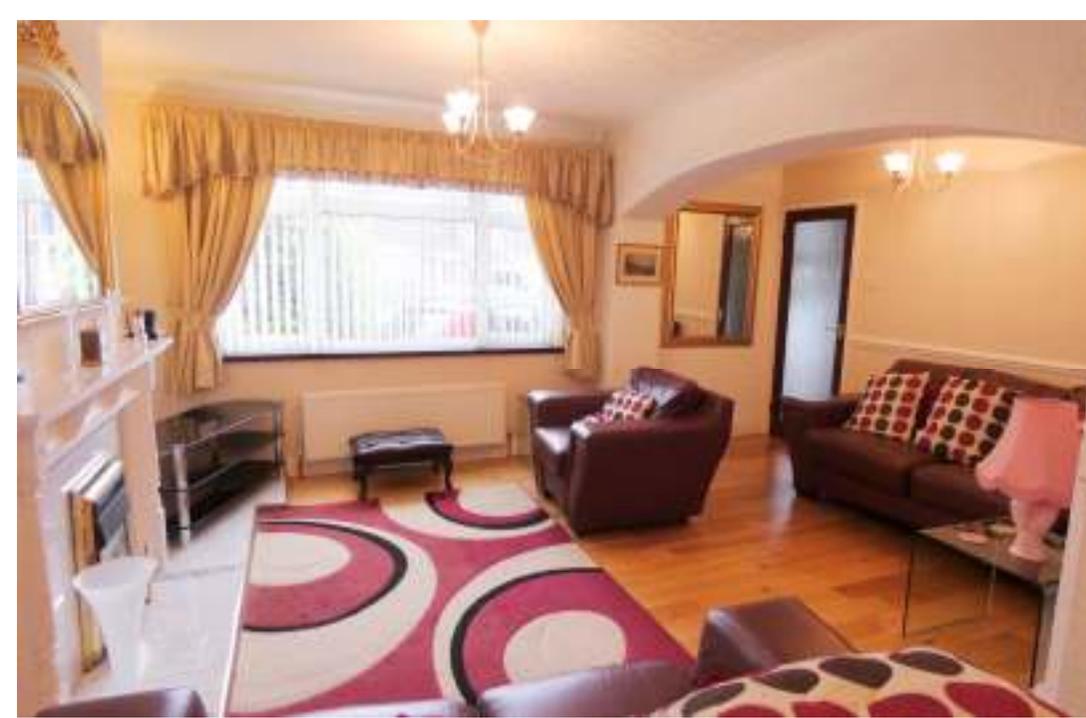
**BEDROOM TWO:** 12'1" x 11'3" Pvc double glazed window to rear, radiator, wood laminate floor.

**BEDROOM THREE:** 9'0" max / 6'3" min x 7'7" max / 3'10" min Pvc double glazed window to front, radiator, built-in storage cupboard, wood laminate flooring.

**EXTENDED BATHROOM:** Double glazed window to rear, matching white suite comprising bath, vanity wash hand basin with double and single base units and side wide storage/display ledge, low flushing wc, tiled splash backs, wood laminate flooring, radiator.

**SIDE GARAGE:** 16'9" x 7'4" Door and window to rear. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Patio area to a generous lawned rear garden having mature shrubs and bushes, timber fencing and shed.



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.)

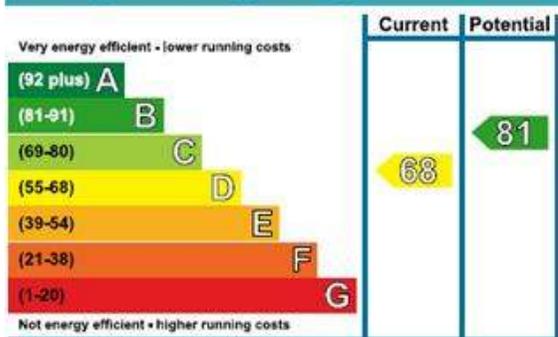
**COUNCIL TAX BAND:** D

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

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

**LOCATION:** Set off Bankside Crescent/Boundary Road.

### Energy Efficiency Rating



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

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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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