

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Freehold detached bungalow
- ◆ Three bedrooms
- ◆ Attractive spacious lounge
- ◆ Fitted breakfast kitchen
- ◆ Renewed white shower room
- ◆ Bedroom three/optional dining room
- ◆ Side garage
- ◆ Southerly rear garden
- ◆ No upward chain



BLACKWOOD DRIVE, STREETLY, B74 3QP

OFFERS AROUND £400,000

This delightful, substantial, improved and well presented detached bungalow offers well planned spacious accommodation which is set in a central convenient location. Complemented by pvc double glazing and having storage heating (both where specified), fitted carpets and curtains are also included within the sale. Offering a local bus service and shopping facilities at Bridle Lane, the area is also served by well regarded schooling for all ages. The well proportioned accommodation briefly comprises fully enclosed porch, reception hall, spacious lounge, fitted breakfast kitchen, dining room/third bedroom as preferred; there are two further double bedrooms, the master having fitted wardrobes, a well appointed renewed shower room, side garage and southerly rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a sweeping lawned fore and side garden flanked by a variety of shrubs and bushes, there is a tarmac driveway providing parking. Access is gained to the accommodation via:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, obscure glazed door opens to:

RECEPTION HALL: Storage heater. Walk in store room: having obscure window to side. Airing cupboard.

ATTRACTIVE SPACIOUS LOUNGE: 16'4" max/13' min x 14'3" max/11' min: Double glazed patio doors to rear, storage heater, fire surround with hearth, mantle and two raised side plinths, central electric fire.

FITTED BREAKFAST KITCHEN: 13'6" max/10'3" min x 11': Pvc double glazed window and door to rear, one and a half bowl sink unit set into complementary rolled edge work surfaces having tiled splash backs; there are an array of fitted units to both base and wall level including drawers, fitted electric oven, hob, spaces for washing machine and fridge freezer, central space for breakfast table, storage heater. Storage cupboard, additional pantry: having obscure window to rear.

BEDROOM ONE: 13' max/11' min x 10'7": Pvc double glazed window to front, storage heater, three double fitted wardrobes.

BEDROOM TWO: 13'1" x 10': Pvc double glazed window to rear, storage heater.

BEDROOM THREE/OPTIONAL DINING ROOM: 10'1" x 8'8": Pvc double glazed window to front.

WELL APPOINTED SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising shower cubicle with glazed splash screens, wide storage/display rolled edge top having inset vanity wash hand basin with two single and one double base units beneath, low flushing wc, chrome ladder style radiator, tiled splash backs, storage heater.

SIDE GARAGE: 23' x 7'10" (Please check the suitability of this garage for your own vehicle.): Up and over door, window and door to rear.

OUTSIDE: Shaped paved patio area to a southerly rear garden having fitted remote controlled electric sun shade awning, lawned area flanked by borders having shrubs and bushes, timber fencing, two built in store rooms. **Separate wc:** window to side, low flushing wc.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



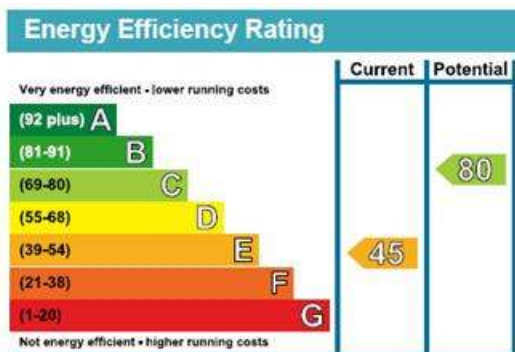
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: E.

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Bridle Lane.



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.

