

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Freehold detached property
- ◆ Three good bedrooms
- ◆ Well appointed white bathroom
- ◆ White en-suite shower room
- ◆ Attractive lounge & dining room
- ◆ Large rear conservatory
- ◆ Fitted kitchen with appliances
- ◆ Guests cloakroom/wc
- ◆ Garage
- ◆ Mature private rear garden
- ◆ Close to all amenities



***CHESTER ROAD, STREETLY, B74 3NA***

***OFFERS AROUND £375,000—NO CHAIN***

This well presented, freehold, detached family home is set in a central, convenient location, being just a short stroll from local shops, as well as having a bus service readily available. The property is additionally served in the area by well regarded schooling for all ages and is set within approximately one mile of Sutton Park. Offering gas central heating and pvc double glazing (both where specified), the property briefly comprises reception hall having guests cloakroom/wc off, there is an attractive through lounge, large rear conservatory, dining room, fitted kitchen with appliances, to the first floor there are three bedrooms, the first having white en-suite shower room, additionally there is a well appointed white bathroom. The property also benefits from a mature rear garden together with garage, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular tarmac driveway, together with fore garden having shrubs and bushes, access is gained to the accommodation via a:

**CANOPY PORCH:** Part obscure glazed multi-locking front door opens to:

**RECEPTION HALLWAY:** Double radiator, wood laminate flooring, under stairs storage/cloaks cupboard having obscure window to front.

**GUESTS CLOAKROOM/WC:** Low flushing white wc, radiator, wood laminate flooring.

**ATTRACTIVE THROUGH LOUNGE:** 16'6" x 10'4" Pvc double glazed window to front, electric coal effect fire set on a marble hearth having matching recess, fire surround, radiator, folding retractable doors to dining room, patio doors to:

**REAR CONSERVATORY:** 14' x 9'9" Pvc double glazed windows to side and rear elevations with double glazed double French doors to garden, wood laminate flooring.

**DINING ROOM:** 11'8" x 8'9" Pvc double glazed bay window to rear, radiator.

**FITTED KITCHEN:** 11'8' x 9' Pvc double glazed window to rear, multi-locking door with double glazed inset to side, single drainer sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of contemporary white fitted units to both base and wall level including drawers, stainless steel oven having separate grill, fitted hob, radiator, spaces for fridge/freezer and washing machine, tiling to floor.

**STAIRS TO LANDING:** Deep pvc double glazed window to front, retractable loft ladder to part boarded loft.

**BEDROOM ONE:** 12'4" max / 10'9" min x 10'6" Pvc double glazed window to rear, radiator, double fitted wardrobe.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, radiator, wood effect linoleum flooring.

**BEDROOM TWO:** 11'10" max / 10'3" min x 9' Pvc double glazed window to rear, radiator, double and single fitted wardrobes with storage cupboards over.

**BEDROOM THREE:** 9' x 8'10" Pvc double glazed window to rear, radiator

**BATHROOM:** Pvc double glazed obscure window to front, matching well appointed white suite comprising bath having mixer shower over, enclosed separate shower cubicle with glazed splash screens, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiling to walls, wood effect linoleum flooring. Airing cupboard.

**GARAGE/STORE:** 16'11" max / 12'1" min x 8'7" Obscure window to side, door to side/rear garden, renewed central heating boiler **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved patio area with outside tap, brick built store, shaped lawn styled garden flanked by borders having a variety of mature shrubs and bushes, privet hedging, timber fencing, timber shed and greenhouse, with the rear garden offering a good degree of privacy.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



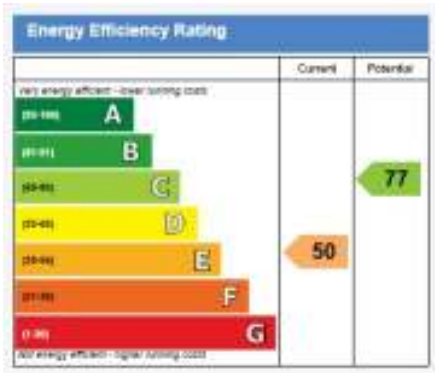
**TENURE:** We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser’s solicitor.)

**COUNCIL TAX BAND:** E.

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

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

**LOCATION:** Set close to the junction of Manor Road/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.

