

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Superb spacious apartment
- ◆ Central Streetly village location
- ◆ Two bedrooms
- ◆ White en-suite shower room
- ◆ White, family bathroom
- ◆ Spacious lounge/dining room
- ◆ Fitted breakfast kitchen with appliances
- ◆ Large garage & allocation parking
- ◆ Gated driveway & security video entry
- ◆ Stairs & lift
- ◆ Access to second floor



***ROMAN PLACE, BURNETT ROAD, STREETLY VILLAGE, SUTTON COLDFIELD, B74 3FJ
OFFERS AROUND £320,000 - NO CHAIN***

This delightful spacious apartment is set in an enviable location in the midst of Streetly village, thus served by an array of shops, restaurants, together with café bars. Additionally, the property is set within just a short stroll of Sutton Park. Complemented by gas central heating and having PVC double glazing (both where specified) the property has the added security of a video intercom/entry system together with having an electric gated side driveway accessing a secure parking area to the rear where a garage and parking is located. This spacious thoughtfully designed second floor apartment is accessed via both lift and stairs and briefly comprises:- A deep welcoming reception hall leading to an attractive spacious lounge/dining room having Juliet balcony, there is a fitted breakfast kitchen with integrated appliances, additionally there are two bedrooms both having wardrobes, the master having a white en-suite shower room, furthermore there is a family bathroom once more provided with a white suite. To fully appreciate the property on offer, it's true proportions, presentation and ideal location we highly recommend internal inspection.

Set back from the road behind lawned foregarden with mature shrubs and trees, a pathway gives access to the property via:-

RECESSED PORCH: Having video entry/call system and partial glazed door opening to:-

COMMUNAL ENTRANCE HALL: With further door leading to rear lobby area, in turn accessing the rear car parking/garages area. There is lift access and stairs to the second floor where there is a communal landing with double glazed window to front and inner hallway having the property's front door opening to:-

WELCOMING RECEPTION HALL: Two radiators, storage cupboard, airing cupboard, video entry/door release telephone.

ATTRACTIVE SPACIOUS LOUNGE/DINING ROOM: 18'2" x 15'6" PVC double glazed windows with central double French doors opening to a Juliet balcony overlooking mature trees and Streetly village, two radiators, coal effect living flame gas fire set on a marble hearth having matching recess, fire surround.

FITTED BREAKFAST KITCHEN: 15'6" x 7'9" PVC double glazed window to side, one and a half bowl stainless steel sink unit set into sweeping rolled edge work surfaces having tiled splashbacks with concealed down lighters over, there are a comprehensive range of fitted units to both base and wall level including drawers, concealed fridge, freezer and dishwasher, built-in electric oven having separate grill, in turn having gas hob above with concealed extractor canopy over, recess for washing machine, space for breakfast table, radiator, wood style floor covering.

BEDROOM ONE: 11'6" x 10'6" (plus door recess) PVC double glazed window to front, radiator, double built-in wardrobe with further double and single fitted wardrobes in turn having storage cupboards over bed recess, radiator.

EN-SUITE SHOWER ROOM: Matching white suite comprising larger shower cubicle with glazed splash screens, matching white wash hand basin, low flushing WC, complementary tiled splashbacks, ladder style radiator, wood style floor covering.

BEDROOM TWO: 10'7" x 8'6" PVC double glazed window to front, radiator, double built-in wardrobe.

FAMILY BATHROOM: Matching well appointed white suite comprising bath, having shower over with side glazed splash screen and tiled splashbacks, wash hand basin, low flushing WC, ladder style radiator, wood style floor covering.

OUTSIDE: To the rear elevation there are lawns, shrubs and bushes, together with parking area and garages.

LARGE SINGLE GARAGE: (please check the measurements are suitable for your own vehicle) 19'3" x 9' Having remote controlled electric garage door, together with allocated block paved parking space, additionally there are visitor parking spaces. The garage/parking area is accessed from the side via a remote controlled electric gated driveway.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE:

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

COUNCIL TAX BAND:

E.

FIXTURES & FITTINGS:

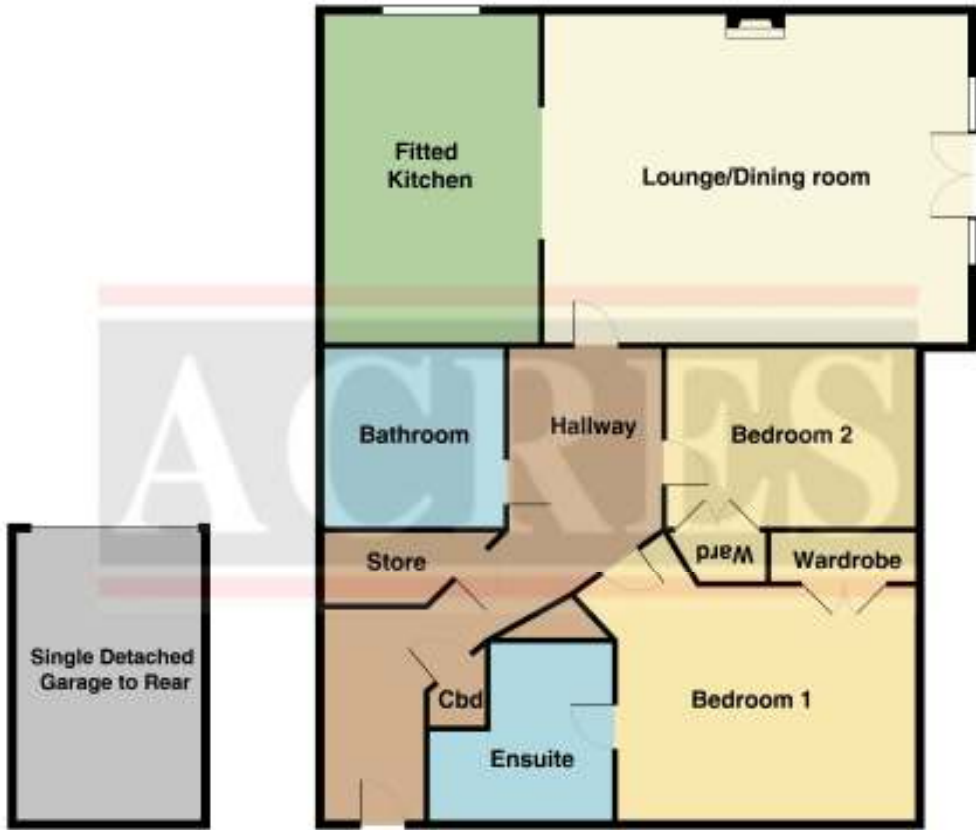
Carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set on Burnett 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.