

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Semi Detached
- ◆ Spacious hallway
- ◆ Good sized dining room
- ◆ Attractive lounge
- ◆ Three bedrooms
- ◆ Utility area
- ◆ Popular location
- ◆ Private rear garden
- ◆ Scope for modernisation
- ◆ Side garage
- ◆ NO CHAIN



3 YEW TREE ROAD, STREETLY, B74 3SL

PRICE GUIDE £265,000

This spacious, freehold, three bedroom, semi-detached family home, is set in a popular location close to well regarded schooling. Complemented by PVC double glazing and having gas central heating (both where specified). Offering scope for modernisation and this family home is also set close to a local bus service. Briefly comprising fully enclosed porch, reception hall, lounge, dining room, fitted kitchen, tandem garage and utility area. To the first floor there are three bedrooms, together with a family bathroom and separate w.c. mature, private rear garden. All of which to fully appreciate we would highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden and block paved driveway, access is gained to the property via a PVC double glazed porch opening to:

WELCOMING RECEPTION HALLWAY: Radiator, ceiling light point and a useful under-stairs storage.

LOUNGE: 14'9" x 11'5" max x 11'9" x 10'3" min PVC double French doors to the rear and pvc double glazed windows to side, feature fireplace with a wooden surround set in a marble effect hearth.

SPACIOUS DINING ROOM: 13'9 x 11'5 into bay x 11'10 min PVC double glazed bay window to front, radiator.

KITCHEN: 7'7" x 8'6" Double glazed pvc window to rear, stainless steel sink and drainer with base units beneath, range of wall and base units are complemented by square edged work surfaces, space for a cooker and tiled splashbacks.

LANDING: Pvc double glazed window to side

BEDROOM ONE: 11'10 x 9'3" With pvc double glazed window to rear, radiator, two sets of built-in wardrobes with wall and drawer units.

BEDROOM TWO: 11'10" x 9'3" With pvc double glazed window to front, radiator, two sets of built-in wardrobes with drawer units.

BEDROOM THREE: 8'8" x 7'8" With pvc double glazed window to front and radiator.

BATHROOM: pvc double glazed window to rear, complimented by matching white suite having a bath and shower over, wash hand sink basin, tile splashbacks, two chrome ladder style radiators and a built in storage with useful shelving.

SEPARATE W.C.: PVC double glazed window to side, low level wc

LARGE TANDEM GARAGE/ UTILITY AREA: 35'6" x 9'2 (please check the suitability of this garage for your own vehicle) PVC double glazed window to rear, pvc double glazed door to garden, stainless steel sink and drainer with fixed wall and base units below and above.

PRIVATE REAR GARDEN: Patio area with steps leading to a further patio area having a shed and lawned area with a range of trees and shrubs.



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:

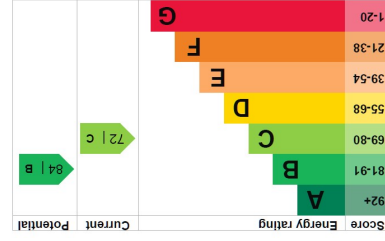
Carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Hazelwood Road, in turn off Foley Road West



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

