

ACRES

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- ◆ Two bedrooms, both having wardrobes
- ◆ White bathroom
- ◆ Attractive spacious lounge
- ◆ Rear conservatory
- ◆ Fitted kitchen with appliances
- ◆ Side recessed garage
- ◆ Well stocked lawned rear garden
- ◆ Central popular location



66 BEEHCROFT CRESCENT, STREETLY, B74 3SH

OFFERS AROUND £270,000

This well presented, spacious, semi-detached bungalow, is set in a well regarded, central and sought after location. Complemented by gas central heating and pvc double glazing (both where specified) the property additionally has the security of an alarm system and includes fitted carpets. Set close to open countryside, local bus services and having well regarded schooling within the area, to fully appreciate the accommodation on offer we highly recommend an internal inspection. Briefly comprising multi-vehicular driveway, enclosed porch, reception hall, spacious lounge, rear conservatory, fitted kitchen with appliances, rear lobby, two bedrooms with wardrobes, white bathroom, lawned rear garden with flower beds and a side recessed garage.

Set back from the roadway behind a multi-vehicular driveway having side lawn, access is gained to the accommodation via:

FULLY ENCLOSED PORCH: Pvc double glazed windows, half obscure glazed door opens to:

RECEPTION HALL: PVC double glazed window to side, radiator, wood laminate flooring.

LOUNGE: 18'0" x 10'10" Double glazed patio doors to rear conservatory, double radiator, coal effect electric fire set on a marble hearth having matching recess, timber stained fire surround.

REAR CONSERVATORY: 9'3" x 9'0" PVC double glazed windows to side and rear with double glazed, double french doors to garden, double glazed clear glass roof, tiled floor.

FITTED KITCHEN: 10'9" max x 7'8" min x 9'2" PVC double glazed windows to side and rear, double radiator, single drainer sink unit with double base unit beneath, further matching units to both base and wall level including draws, complementary rolled edge worksurfaces having inset hob with concealed extractor canopy over, elevated electric oven with separate grill, concealed tall freezer, recesses for washing machine and fridge, tiled splashbacks and floor, door to:

REAR LOBBY: 10'6" x 4'7" PVC double glazed windows and door to rear garden, door to side, tiled floor.

BEDROOM ONE: 12'9" max x 10'8" min x 10'3" max x 8'6" min. PVC double glazed window to front, radiator, two single and two double fitted wardrobes with two double storage cupboards over bed recess.

BEDROOM TWO: 10'0" max x 8'0" min x 8'5" PVC double glazed window to front, radiator, double and single fitted wardrobes with sliding mirrored doors.

BATHROOM: PVC double glazed obscure window to side, matching white suite comprising bath, vanity wash hand basin having base unit beneath, low flushing w.c., double radiator, tiled splashbacks.

SIDE RECESSED GARAGE: 15'0" x 7'9" (please check the suitability of this garage for your own vehicle) Up and over door.

OUTSIDE: Paved patio area to a lawned rear garden, flanked by borders having flower beds, shrubs and bushes, timber fencing, potting shed.



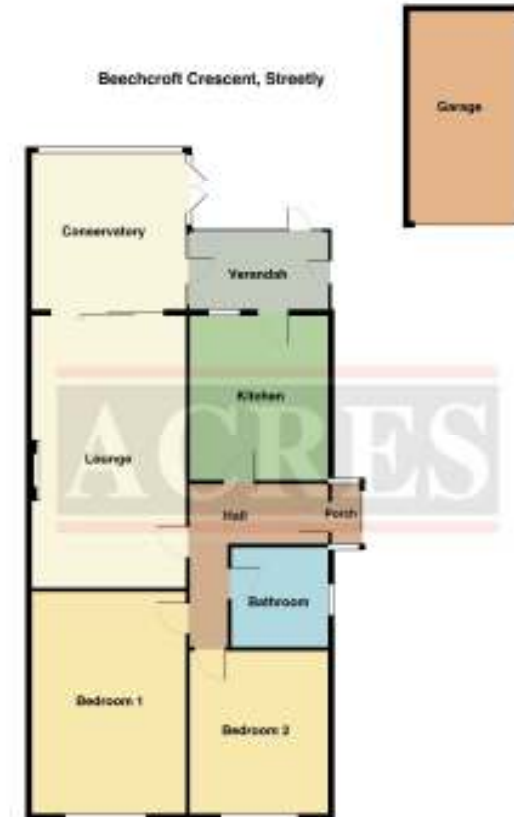
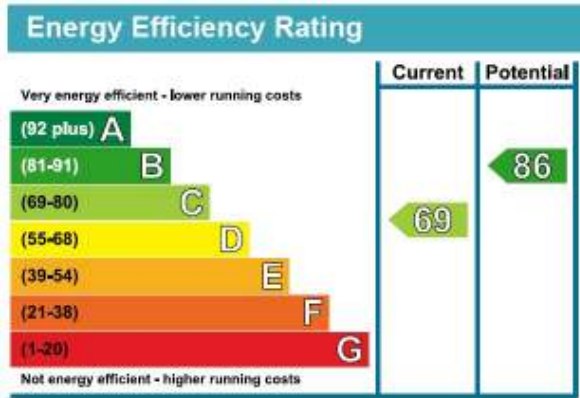
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND:

FIXTURES & FITTINGS: Carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Limetree Road, in turn off Aldridge Road/Foley Road West



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.