

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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- ◆ Three good sized bedrooms
- ◆ Spacious through lounge/dining room
- ◆ Kitchen
- ◆ Family bathroom
- ◆ Separate w/c
- ◆ Garage
- ◆ Popular & convenient location
- ◆ In need of modernisation
- ◆ NO CHAIN



14 MOSS WAY, STREETLY, B74 2BT

OFFERS AROUND £245,000

This spacious, freehold, family home, is set in a popular and convenient location in a quiet cul-de-sac off the popular Hundred Acre Road. The property is positioned within close proximity of local shops, public transport and well regarded schooling, thus making it an ideal investment property or first time purchase. Complemented by gas central heating and pvc double glazing (both where specified) and briefly comprising; large enclosed porch, reception hallway, through lounge/dining room and fitted kitchen; To the first floor there are three good bedrooms, family bathroom and separate w/c. Additionally there is a garage and mature rear garden. To fully appreciate the accommodation on offer and its potential and scope for improvement, we highly recommend an internal inspection.

Set back from the roadway behind a paved driveway providing off road parking, the property is accessed via:

LARGE FULLY ENCLOSED PORCH: 10'1" x 5'9" Pvc double glazed window and door to front, tiled flooring, access to a useful storage cupboard, obscure glazed door to side accessing:

RECEPTION HALLWAY: Stairs off and door to:

THROUGH LOUNGE/DINING ROOM: 21'4" x 10'8" max / 9'5" min Pvc double glazed window to front and pvc double glazed French doors to rear, double radiator, coal effect living flame fire set on tiled hearth with brick surround.

SPACIOUS FITTED KITCHEN: 12' x 8'5" Pvc double glazed window and door to rear, radiator, rolled edge work surfaces with one and half bowl sink drainer unit, there is a range of base units including drawers providing space for cooker, washing machine and fridge and freezer.

STAIRS TO LANDING: Storage cupboard, doors off to:

BEDROOM ONE: 12'2" x 10'11" Pvc double glazed window to front, radiator, built-in wardrobe.

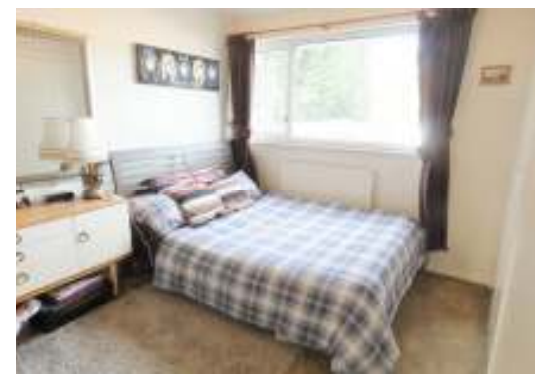
BEDROOM TWO: 12' x 8'9" Pvc double glazed window to front, radiator, built-in wardrobe and an additional built-in storage cupboard.

BEDROOM THREE: 10'10" max / 9'2" min x 7'10" max / 5'5" min Pvc double glazed window to rear with elevated aspect, radiator.

BATHROOM: Obscure pvc double glazed window to rear, radiator, coloured suite comprising bath and vanity wash hand basin.

SEPARATE WC: Obscure pvc double glazed window to rear, low level flushing wc.

GARAGE/ UTILITY AREA: 18' x 9' max / 8'8" min Up and over door, space for dryer and freezer, access to under stairs storage (**Please check the suitability of this garage for your own vehicle**)



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: C.

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

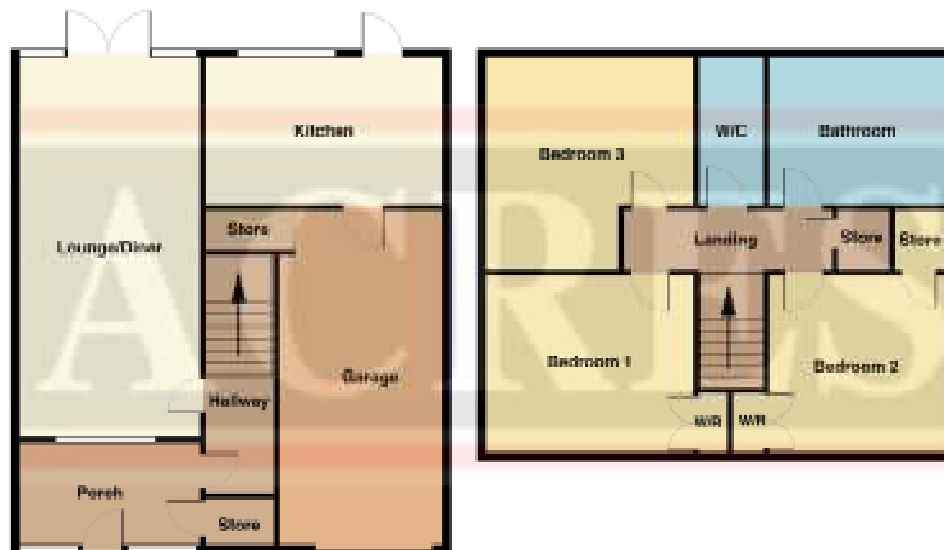
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Hundred Acre Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Moss Way, Streetly



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.