

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Five good bedrooms
- ◆ Two en-suite shower rooms
- ◆ Well appointed white bathroom
- ◆ Attractive lounge
- ◆ Dining room
- ◆ Rear garden room with under floor heating
- ◆ Fitted breakfast kitchen
- ◆ Utility & guests wc
- ◆ Double garage
- ◆ Landscaped rear garden



8 ROYAL MEADOW WAY, OFF BRIDLE LANE, STREETLY, B74 2FE

OFFERS AROUND £615,000

This delightful, substantial, much improved and well presented, three storey, freehold, detached family home is set in a prime, centrally located cul-de-sac close to all amenities including well regarded schooling for all ages. Having local shops available on the Chester Road, the property is set just a short stroll from both open countryside and local bus services. Complemented by gas central heating and pvc double glazing (both where specified) to fully appreciate the property's true proportions and presentation, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, reception hall, guests cloakroom/wc, attractive lounge, dining room with bi-fold doors to garden room, fitted breakfast kitchen with appliances and utility room. To the first floor there are four bedrooms, the master having fitted wardrobes and white en-suite shower room, the fourth bedroom also having fitted study style units and additionally there is a white family bathroom. To the second floor there is a further double bedroom with wardrobes and white en-suite shower room. The property has a side double garage and landscaped rear garden.

Set back from the roadway behind a multi-vehicular block paved driveway and fore garden, access is gained to the accommodation via a pvc double glazed door opening into:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front and side, tiled floor, obscure glazed wooden stained door opens to:

RECEPTION HALLWAY: Double radiator, wood style Karndean floor covering.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, matching white suite comprising low flushing wc, wash hand basin with tiled splash back, tiled floor, storage cupboard.

ATTRACTIVE LOUNGE: 17'3" x 11'9" Pvc double glazed windows to front and side, two radiators, pebble style electric fire set on a marble hearth having fire surround.

DINING ROOM: 12'9" x 9'3" Double glazed bi-fold doors to conservatory, radiator.

GARDEN ROOM: 12'6" x 10'8" Pvc double glazed windows to side and rear with double glazed double French doors to garden, tiled floor with under floor heating.

FITTED BREAKFAST KITCHEN: 12'4" x 11'9" Pvc double glazed window to rear, one and a half bowl sink unit set into granite work surfaces with upstands, there is a comprehensive range of fitted units to both base and wall level including drawers, integrated fridge, freezer and dishwasher, fitted stainless steel oven having flush hob above and stainless steel extractor canopy over, space for breakfast table, double radiator, tiled floor.

REAR SITTING AREA/LOBBY: 6'6" x 6' Pvc double glazed double French doors to garden, radiator, tiled floor.

UTILITY ROOM: 7'7" x 6' Pvc double glazed window to side, single drainer sink unit having double base unit beneath, matching units to both base and wall level, integrated washing machine, tiled splash backs and floor, double radiator, door to garages.

RETURN STAIRS TO LANDING: Pvc double glazed window to side, radiator, airing cupboard.

BEDROOM ONE: 17'5" max / 12'5" min x 10'4" max / 9'5" min plus door recess Two pvc double glazed windows to front, two radiators, two double fitted wardrobes running to full width having sliding doors, recess area having fitted dressing table with two base units.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed double shower cubicle with glazed splash screen, tiled splash backs, wall hung wash hand basin, low flushing wc, chrome ladder style radiator, complementary tiled splash backs and floor.

BEDROOM THREE: 13'2" max / 11'2" min x 9'8" Pvc double glazed window to front, radiator, three double fitted wardrobes with central drawer unit.

BEDROOM FOUR: 9'10" x 9'3" Pvc double glazed window to rear, radiator

BEDROOM FIVE/STUDY: 9'3" x 8'7" Pvc double glazed window to rear, radiator, there is a range of fitted units to both base and wall level including drawers with matching work top.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over and splash screen, wide wash hand basin with double base unit beneath, low flushing wc, chrome ladder style radiator, half height tiled splash backs, tiled floor.

RETURN STAIRS TO SECOND FLOOR LANDING: Radiator, storage cupboard.

BEDROOM TWO: 16'5" max / 11'2" min x 15'4" max / 6'9" min Pvc double glazed window to front, four double glazed Velux windows to rear, two radiators, double and single built-in wardrobes .

EN-SUITE SHOWER ROOM: Double glazed Velux window to rear, matching white suite comprising enclosed shower cubicle with glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, tiled splash backs and floor, chrome ladder style radiator.

DOUBLE GARAGE: 17'8" x 8'7" & 17'8" x 8' Two up and over doors, central opening between garages. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area to a delightful landscaped rear garden flanked by borders having mature shrubs and bushes, rear decking area, timber shed, pagoda, timber fencing, outside tap.



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:

F

FIXTURES & FITTINGS:

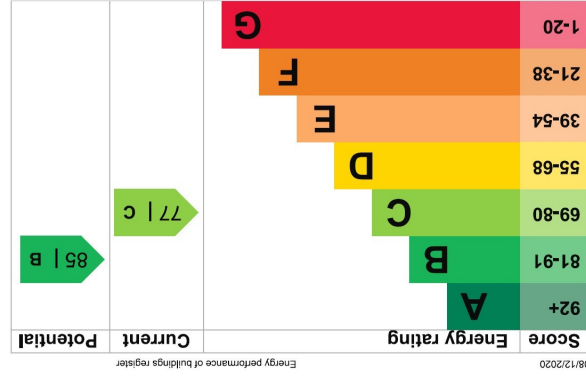
Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

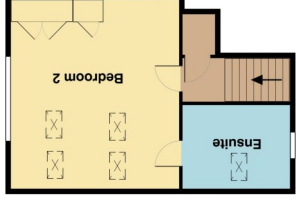
LOCATION:

Set off Bridle Lane, in turn off Aldridge/Chester Road.



Royal Meadow 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.