

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Detached, three bedroomed family home
- ◆ Built in wardrobes and accompanying units to all bedrooms
- ◆ Walk-in box room
- ◆ Well appointed white family bathroom
- ◆ Dual aspect lounge with dining room off
- ◆ Appealing rear conservatory
- ◆ Impressive, fitted breakfast kitchen
- ◆ Side utility
- ◆ Guests cloakroom/w.c. and garage
- ◆ Well maintained rear garden
- ◆ Substantial drive to fore



210 CHESTER ROAD, STREETLY B74 3NA - PRICE GUIDE £495,000

An imposing, delightfully well maintained and generous, detached family home, set in a sought after central location of Streetly, close to well regarded schooling. Ideally positioned within walking distance of a host of shopping amenities and facilities as well as local parks and community centres, the property is directly adjacent to a range of readily available bus services. Princess Alice retail park is just a short drive away and provides access to a handful of major supermarkets. Complemented by gas central heating and PVC double glazing (both where specified) the property benefits from a house alarm and briefly comprises, large porch, welcoming entrance hall, dual aspect lounge with access into a dining room, door to a rear conservatory, fitted breakfast kitchen with side utility and door to a w.c., further comprehensive guest cloakroom/w.c. radiates from the hall. To the first floor are three sizeable bedrooms, all offering built-in wardrobes and a variety of accompanying units, a walk-in box room and a well appointed, white, family bathroom. Externally the property offers a substantial drive to fore with lawns and mature trees, access into a large garage. To the rear is a private, superbly maintained garden. To fully appreciate the accommodation on offer and it's potential, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac drive with gravel and lawn, mature trees and bushes line the perimeters. Access is gained to the property via a PVC double glazed door with windows to side into:

PORCH: Wooden glazed door into hall, stone flooring.

ENTRANCE HALL: Doors radiate to dining room, fitted breakfast kitchen, comprehensive fitted guest cloakroom/w.c. and storage, radiator, stairs to first floor.

DUAL ASPECT LOUNGE: 16'5" x 10'4" PVC double glazed leaded bow window to fore, window to rear, living flame, coal effect gas fire with granite hearth and surround, wooden mantel over, radiators, access into:

DINING ROOM: 11'11" x 8'8" PVC double glazed window to rear, door to conservatory and hall, radiator.

REAR CONSERVATORY: 11'2" x 9'3" PVC double glazed French doors to rear, windows to side and into kitchen, radiator, door into dining room.

GUEST CLOAKROOM/W.C.: Vanity wash hand basin and low level w.c., radiator, tiled splashbacks, door to hall.

FITTED BREAKFAST KITCHEN: 11'8" x 8'10" PVC double glazed obscure door to utility and window into conservatory, matching wall and base units with integrated dishwasher, oven with grill over, roll top worksurfaces with five ring gas hob and extractor canopy over, one and a half stainless steel sink/drainer unit, tiled splashbacks and flooring, radiator, door to hall.

UTILITY: 30'6" x 6'6" max x 3'2" min PVC double glazed obscure door to rear, matching base units with recesses for washing machine, fridge and freezer, roll top worksurfaces with stainless steel sink and drainer unit, doors to garage, kitchen and door to: **W.C.:** PVC double glazed obscure window to rear, low level w.c., wash hand basin.

STAIRS TO LANDING: PVC double glazed obscure leaded window to fore, doors to three bedrooms, box room and bathroom.

BEDROOM ONE: 12'0" x 10'6" max x 9'11" min to wardrobes PVC double glazed leaded window to rear, matching built-in wardrobes with accompanying bedside tables and dressing unit, radiator, door to landing.

BEDROOM TWO: 11'9" x 9'10" to wardrobes x 8'11" min PVC double glazed leaded window to rear, matching wardrobes and dressing table, radiator, door to landing.

BEDROOM THREE: 9'0" x 8'8" max x 7'0" min to wardrobes PVC double glazed leaded window to rear, matching built-in wardrobes and bedside tables, radiator, door to landing.

WALK-IN BOX ROOM: 10'6" x 4'4" PVC double glazed leaded window to fore, built-in desk/study point, radiator and door to landing.

WELL APPOINTED WHITE FAMILY BATHROOM: PVC double glazed, obscure leaded window to fore, matching suite comprising bath, low level w.c., pedestal wash hand basin and shower cubicle with glazed door, radiator, tiled splashbacks, door to airing cupboard and to landing.

REAR GARDEN: Delightfully well maintained rear garden, paved patio leads to a lawned garden, mature shrubs, bushes and trees line the perimeters. Access is gained back into the property via French doors into rear conservatory or single door to utility, side gate leading to fore.

GARAGE: 16'10" x 15'10" (please check the suitability of this garage for your own vehicle) Electric up and over garage door, access into utility, door to storage room.



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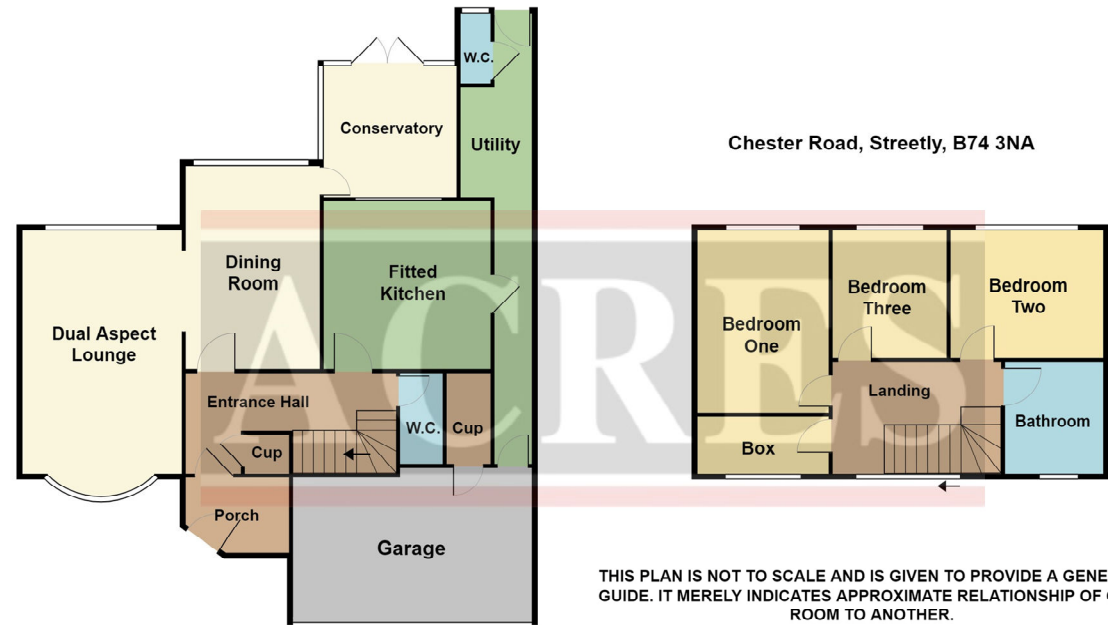
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.