

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- ◆ Two bedrooms
- ◆ Extended, spacious lounge
- ◆ Rear conservatory
- ◆ Shower room
- ◆ Breakfast kitchen
- ◆ Rear laundry room
- ◆ Deep side garage
- ◆ Private rear garden
- ◆ Set in a central, sought after location



***10 BRIAR AVENUE, STREETLY B74 3HX - ASKING PRICE £350,000***

This deceptively spacious, freehold, detached bungalow is set in a prime, central, sought after location within short walking distance of local shopping facilities on the Chester Road as well as being similarly placed for Sutton Park. Complemented by gas central heating and having PVC double glazing (both where specified), the property has been extended to the rear to provide spacious living accommodation. Offering the scope and potential for further alteration, to fully appreciate the property on offer, it's true proportions and features, we highly recommend an internal inspection. Briefly comprising, fully enclosed porch, reception hall, spacious lounge/dining room, breakfast kitchen, two bedrooms, both with wardrobes, shower room, rear laundry room, deep side garage, private rear garden.

Set back from the roadway behind a multi vehicular driveway, a part PVC double glazed door opens to:

**FULLY ENCLOSED PORCH** PVC double glazed windows to front and side, part obscure, timber stained door to:

**RECEPTION HALL:** Radiator, obscure window to side.

**EXTENDED, SPACIOUS LOUNGE:** 25'4" x 11'6" Three windows to sides, coal effect living flame gas fire set into a fire surround having matching hearth and mantel, three radiators, double glazed patio doors to:

**REAR CONSERVATORY:** 11'3" x 9'4" PVC double glazed windows to sides and rear with double glazed, double French doors to garden, tiled floor,

**BREAKFAST KITCHEN:** 13'8" x 8'9" PVC double glazed window and door to rear, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks, there is a range of fitted units to both base and wall level, including draws, elevated electric oven having separate grill, fitted gas hob, radiator, space for breakfast table.

**LAUNDRY ROOM/STOREROOM:** 13'10" x 6'10" PVC double glazed door and windows to rear, single drainer sink unit, space for washing machine, dryer and fridge freezer, storage cupboard off having outside tap, door to garage.

**BEDROOM ONE:** 14'6" x 10'7" max x 9'0" min PVC double glazed bow window to front with additional obscure window to side, three double fitted wardrobes.

**BEDROOM TWO:** 11'3" x 8'9" PVC double glazed bow window to front, radiator, three double fitted wardrobes.

**SHOWER ROOM:** Obscure windows to side and rear, enclosed shower cubicle with glazed splashscreens, wash hand basin, low flushing w.c., chrome ladder style radiator, linen cupboard.

**DEEP SIDE GARAGE:** 32'6" x 8'4" (please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area to a lawned rear garden having a substantial, deep laurel hedge providing a high degree of privacy.



**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

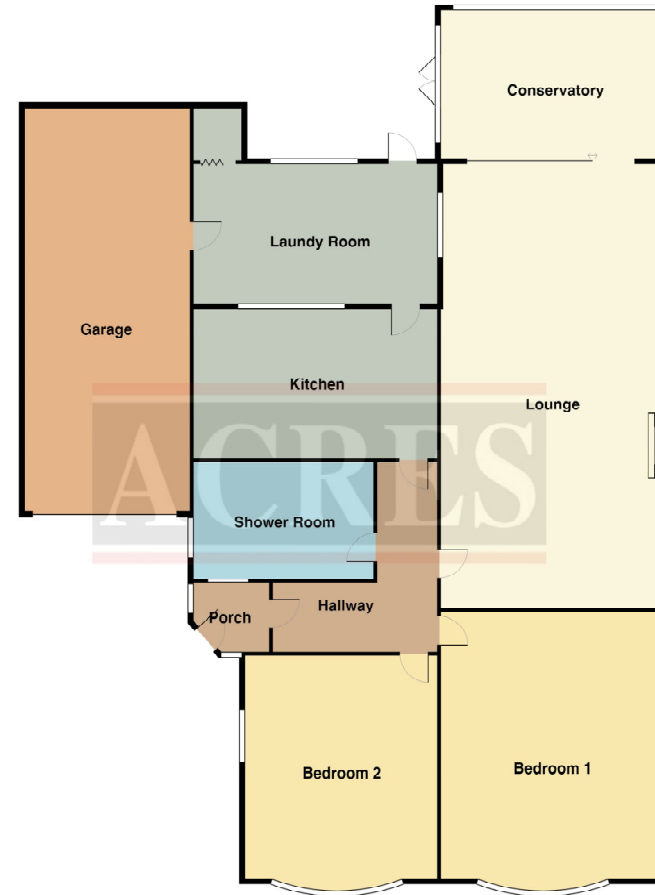
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Thorney Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Briar Avenue, 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.