

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Semi-detached family home
- ◆ Three bedrooms
- ◆ Two bedrooms having fitted wardrobes
- ◆ Family bathroom
- ◆ Spacious lounge
- ◆ Separate dining room
- ◆ Fitted kitchen
- ◆ Rear garage
- ◆ Scope for modernisation/alteration
- ◆ Central, convenient location
- ◆ NO UPWARD CHAIN



54 BANKSIDE CRESCENT, STREETLY, B74 2HZ - OFFERS OVER £260,000

Set in this sought after, central location, only a few hundred metres from well regarded schooling for all ages, this semi-detached family home is similarly placed for local shopping facilities on Chester Road & Boundary Road. Close to public transport links by way of local bus services, the property also has access to the Midlands motorway network and major road links to nearby City Centres. Offering scope for further improvement, this freehold property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising internally of reception hallway with stairs off, spacious lounge with open access to separate dining room, fitted kitchen with central island, to the first floor are three bedrooms, two being double in size with fitted wardrobes and a third single bedroom, all with family bathroom. Externally there is also a garage and rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a driveway having access to garage and side lawn having mature shrubs and bushes, the accommodation is entered via a canopy porch with pvc double glazed front door opening to:

RECEPTION HALLWAY: Offering stairs off to first floor accommodation, radiator, ceiling light point, useful under stairs storage, doors off to:

LOUNGE: 14' x 13'2" max / 12'1" min Pvc double glazed window to front, radiator, ceiling light point, gas fire set into a tiled hearth and mantle, open aspect to:

DINING ROOM: 10' x 9'1" Pvc double glazed window overlooking rear garden, radiator, ceiling light point, door to:

FITTED KITCHEN: 10'6" x 9'9" Half pvc double glazed door and pvc double glazed window to rear, stainless steel inset sink/drainage unit, a range of wall, base and drawer units in an oak style finish, electric oven, gas hob, space for washing machine & fridge/freezer, ceiling light points, ceramic tiled splash backs, roll top work surfaces, vinyl floor covering.

STAIRS OFF TO FIRST FLOOR LANDING: Pvc double glazed obscure window to side, ceiling light point, loft access, doors radiate off to:

BEDROOM ONE: 11'9" max / 10'7" min x 11'6" Pvc double glazed window to front, ceiling light point, fitted full width wardrobes with sliding doors, radiator.

BEDROOM TWO: 11'9" x 10'1" Pvc double glazed window to rear, ceiling light point, full width fitted wardrobes with sliding doors, radiator.

BEDROOM THREE: 9'6" x 8'1" max / 4'10" min Pvc double glazed window to front, ceiling light point, radiator, built-in wardrobe/storage cupboard.

BATHROOM: Pvc double glazed obscure window to rear, coloured suite comprising bath with shower over, low level wc, pedestal wash hand basin, half height ceramic tiling to walls, ceiling light point, radiator.

GARAGE: Having metal up and over door. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Private rear garden having mature shrubs, bushes and trees, paved patio area and outside tap.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

COUNCIL TAX BAND: C

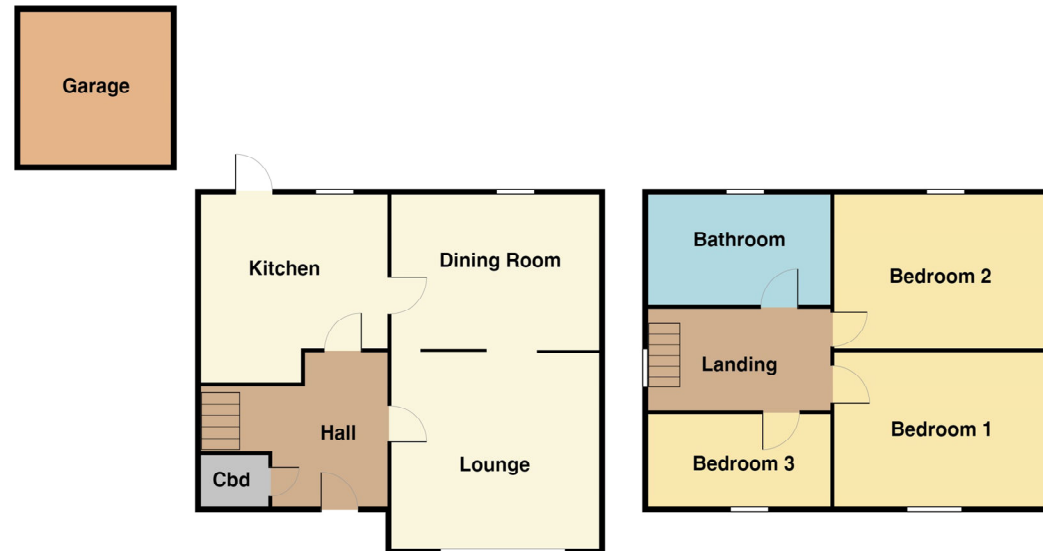
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Hundred Acre Road/Boundary Road

Bankside Crescent, Streetly, B74 2HZ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.