

ACRES

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

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- ◆ Five bedroomed family home
- ◆ Feature white bathroom
- ◆ Open plan fitted kitchen/diner
- ◆ Spacious lounge/dining room
- ◆ Family / day room
- ◆ Guests wc
- ◆ Multi-car driveway
- ◆ Side garage
- ◆ Enclosed rear garden
- ◆ Close to amenities & schools



14 LITTLE HARDWICK ROAD, STREETLY, WS9 0SD - OFFERS AROUND £590,000

This spacious, much enlarged, detached family home is set in a central, sought after, convenient location close to shopping facilities, together with restaurants and cafes within the delightful Streetly Village, the property is also well placed for easy access to local towns and the Midlands motorway network. Offering gas central heating and pvc double glazing (both where specified) the accommodation benefits from a gated multi-car driveway and internally offers reception hall with guests wc off, spacious lounge / dining room with separate family / day room as well as a re-fitted, well appointed breakfast kitchen to the rear. There are four bedrooms on the first floor, two having wardrobes and the master with wc. Additionally the property has been re-fitted with a modern bathroom and a fifth bedroom/study. Externally there is a side garage and has a pleasant rear garden with decking. All of which to fully appreciate, we highly recommend an internal inspection.

Being set behind double wooden gates, the property is accessed via a driveway into:

PORCH: Canopy porch with quarry tiles and two wall lights, access is gained to the accommodation via a wooden glazed front door into:

RECEPTION HALL: Multi-locking front door with pvc double glazing, radiator,

GUESTS WC: White low flushing wc, wash hand basin with vanity unit.

LOUNGE/DINER: 23' x 11' max / 9'8" min Pvc double glazed bay window to front, contemporary radiator, two ceiling light points, patio doors to rear.

BREAKFAST KITCHEN: 20'4" x 13'11" max / 9'6" min Pvc double glazed window and patio doors to rear garden, there is a comprehensive range of matching base and wall units, stainless steel sink, gas hob with glazed splashback and extractor hood, elevated stainless steel oven & grill, integrated dishwasher, plumbing for washing machine, wall mounted tv point with media wall, recessed spotlights, tiled floor.

SEPARATE FAMILY / DAY ROOM: 14'8" x 12'9" Pvc double glazed window to front, radiator, spotlights.

LANDING: Ceiling light points, loft access.

BEDROOM ONE: 13'2" x 10' Double glazed window to front, radiator, ceiling light points, fitted double wardrobe.

ENSUITE WC: Double glazed window to side, low level wc, vanity wash hand basin with base unit beneath, spotlights to ceiling.

BEDROOM TWO: 13'1" x 7'5" Pvc double glazed window to rear, radiator, double built-in wardrobe.

BEDROOM THREE: 11' x 10'8" max / 9'4" min Pvc double glazed window to rear, double radiator.

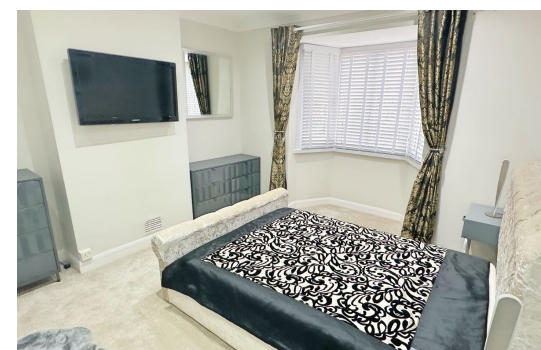
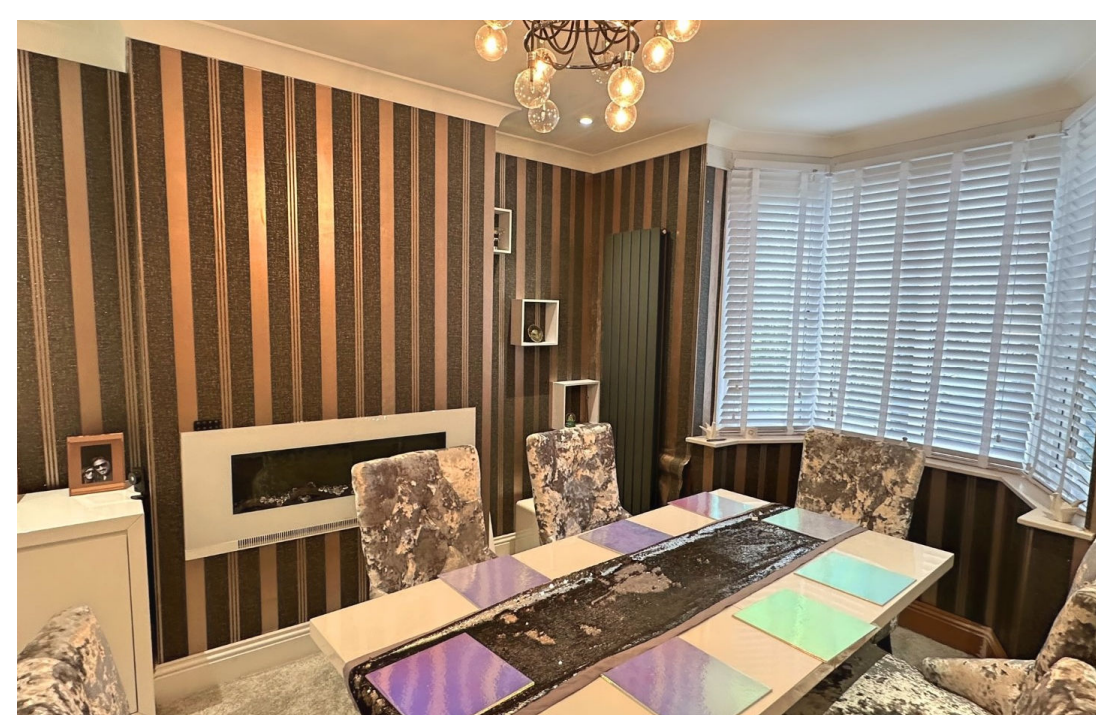
BEDROOM FOUR: 13'5" max / 11'1" min x 11'1" max / 9'11" min Pvc double glazed bay window to front, radiator.

BEDROOM FIVE/STUDY: 8' x 5'9" Pvc double glazed window to front, radiator, storage ledge.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, fitted white suite and matching units comprising freestanding slipped style bath, separate shower cubicle, low level wc, pedestal wash hand basin with vanity unit, black marble effect tiles, fitted mirror with storage, electric sensor mirror, ladder style radiator.

GARAGE: 24' x 8'4" Up and over door, door to garden. **(Please check the suitability of this garage for your own vehicle)**

GARDEN: Enclosed rear garden with lawn, mature shrubs and bushes and a raised decking area, gated side access.



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: E

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

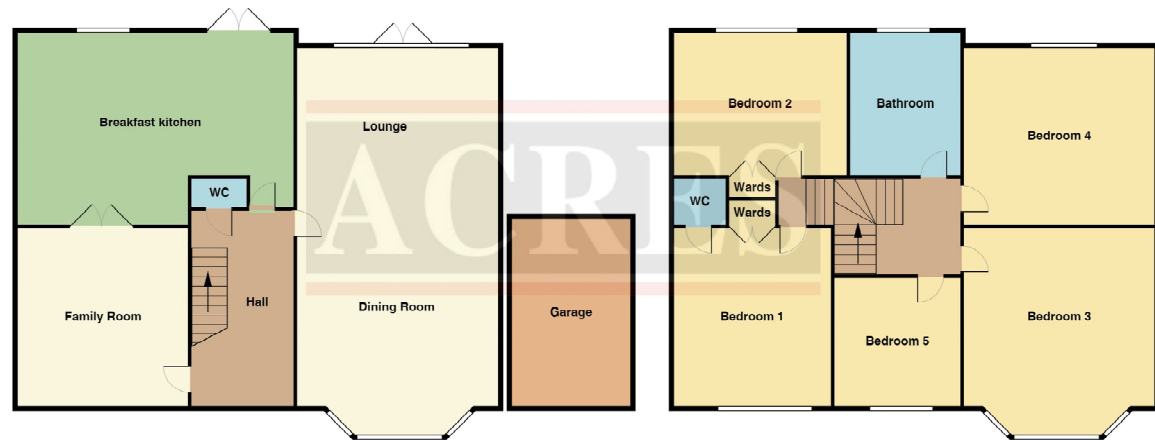
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Chester Road/Erdington Road

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



Little Hardwick Road, 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.