

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Well appointed family bathroom
- ◆ Spacious lounge
- ◆ Dining area
- ◆ Family room
- ◆ Additional shower room
- ◆ Fitted breakfast kitchen
- ◆ Side recessed garage
- ◆ Mature rear garden
- ◆ Central, convenient location



15 HUNDRED ACRE ROAD, STREETLY, B74 2JX - OFFERS AROUND £320,000

This extended, much improved and well presented, freehold, semi-detached family home, is set in popular, central location, close to well regarded schooling for all ages. Positioned within a short stroll of local shops and bus links on Chester Road and Aldridge Road, to fully appreciate the accommodation on offer, we highly recommend an internal inspection. Complemented by gas central heating and pvc double glazing (both where specified) and briefly comprises fully enclosed porch, reception hall, spacious lounge with separate dining area, fitted breakfast kitchen, family room with shower room off, three good bedrooms and well presented family bathroom with white suite. Externally the property has a side recessed garage and mature rear garden.

Set back from the roadway behind a paved multi-car driveway with side access to garage opening to:

FULLY ENCLOSED PORCH: Pvc double glazed door leads into:

ENTRANCE HALL: 16'11" x 5'4" Obscure double glazed pvc door, storage cupboard off, stairs too first floor, radiator.

LOUNGE: 16'1" x 9'10" Pvc double glazed window, radiator, contemporary fireplace with marble hearth and surround.

DINING ROOM: 11'10" x 9'2" Pvc double glazed obscure window to side, radiator.

FAMILY ROOM: 11'7" x 8'7" Pvc double glazed window to rear and French door, radiator.

FITTED KITCHEN: 12'8" x 9' Pvc double glazed window to front, double bowl stainless steel sink unit, there is a range of fitted units to both base and wall level including drawers, rolled edge work surfaces having tiled splash backs, integrated oven, gas hob above and extractor canopy over, plumbing for washing machine, radiator.

SHOWER ROOM: 8'8" x 3'9" Obscure pvc double glazed window to side, white suite comprising of vanity wash hand basin, low level wc, shower cubicle with glazed shower screen, panel splash backs, chrome ladder style radiator.

STAIRS TO LANDING: Pvc double glazed window to front.

BEDROOM ONE: 12'10" x 9'7" Pvc double glazed window to rear, radiator, double built-in wardrobe.

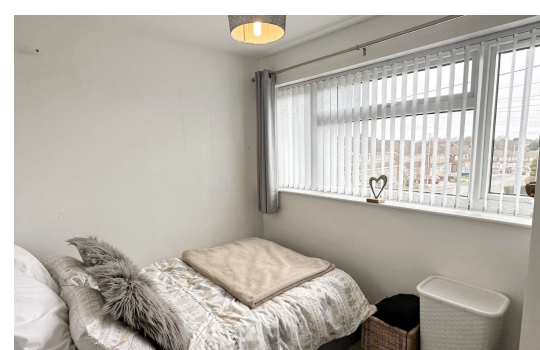
BEDROOM TWO: 9'2" x 7'4" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 9'2" x 7'4" Pvc double glazed window to front, radiator.

BATHROOM: Pvc double glazed obscure window to side, well appointed white suite comprising bath with overhead shower, marble effect tiling, low level wc, wash hand basin, chrome ladder style radiator.

OUTSIDE: Mature rear garden with shrubs and bushes, paved patio area and recessed side garage.

GARAGE: 19'4" x 8'2" Up and over garage door, side door to garden. **(Please check the suitability of this garage for your own vehicle)**



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 Aldridge Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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.