

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Semi-detached family home
- ◆ Three bedrooms
- ◆ Open plan lounge/dining area
- ◆ White shower room
- ◆ Fitted breakfast kitchen
- ◆ Utility room
- ◆ Single car garage
- ◆ Private rear garden
- ◆ Set in a sought after location
- ◆ NO UPWARD CHAIN



63 BANKSIDE CRESCENT, STREETLY, B74 2JA - OFFERS AROUND £350,000

Set in a sought after, central location, being only a few hundred metres of well regarded schooling, this semi-detached family home is similarly placed for local shopping facilities on Chester Road/Boundary Road. Close to transport links by way of a local bus service, the property also has access to the Midlands motorway network and major road links to nearby city centres. Offering scope for further improvement and having the benefit of a security alarm, this freehold property is complemented by pvc double glazing (where specified), to appreciate the potential, we highly recommend an internal inspection. Briefly comprising internally of reception hall, spacious lounge with open access to a separate dining room, fitted kitchen with utility room off, to the first floor there are three bedrooms having wardrobes, white shower room and separate wc. Externally there is a garage and rear garden.

Set back from the road behind a multi-car driveway with garage and side lawn, the accommodation is entered via a double glazed door opening to:

RECEPTION HALLWAY: Double glazed door, warm air heating vent, under stairs storage.

LOUNGE: 14'5" x 10'8" Patio doors to rear, electric coal effect fire with marble hearth.

DINING AREA: 9'7" x 8'10" Pvc double glazed window to rear.

FITTED KITCHEN: 11'5" x 8'9" Pvc double glazed window to front, one and a half bowl sink/drainage unit, there is a range of fitted wall, base and drawer units in an oak style finish, integrated oven, gas hob and overhead extractor canopy, space for fridge/freezer, ceramic tiled splash backs, roll top work surfaces, passageway to utility space.

STAIRS TO LANDING: Pvc double glazed window to front, storage cupboard.

BEDROOM ONE: 11'8" x 10'6" Pvc double glazed window to rear, two double and one single fitted wardrobe.

BEDROOM TWO: 10'6" x 10' Pvc double glazed window to rear, built-in double wardrobe.

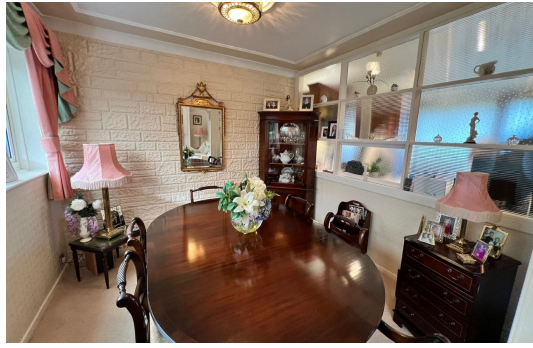
BEDROOM THREE: 10'7" x 8'1" Pvc double glazed window to front, built-in wardrobe with shelving unit and fitted desk with drawers.

SHOWER ROOM: 8'10" x 5'8" Pvc double glazed obscure window to front, white suite comprising shower cubicle, pedestal wash hand basin and vanity unit, tiling to walls.

SEPARATE WC: Obscure pvc double glazed window to side, low level wc, tiling to walls.

GARAGE: 15'4" x 7'9" Metal up and over garage door. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Rear garden having mature shrubs, bushes and trees and paved patio area for seating.



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.

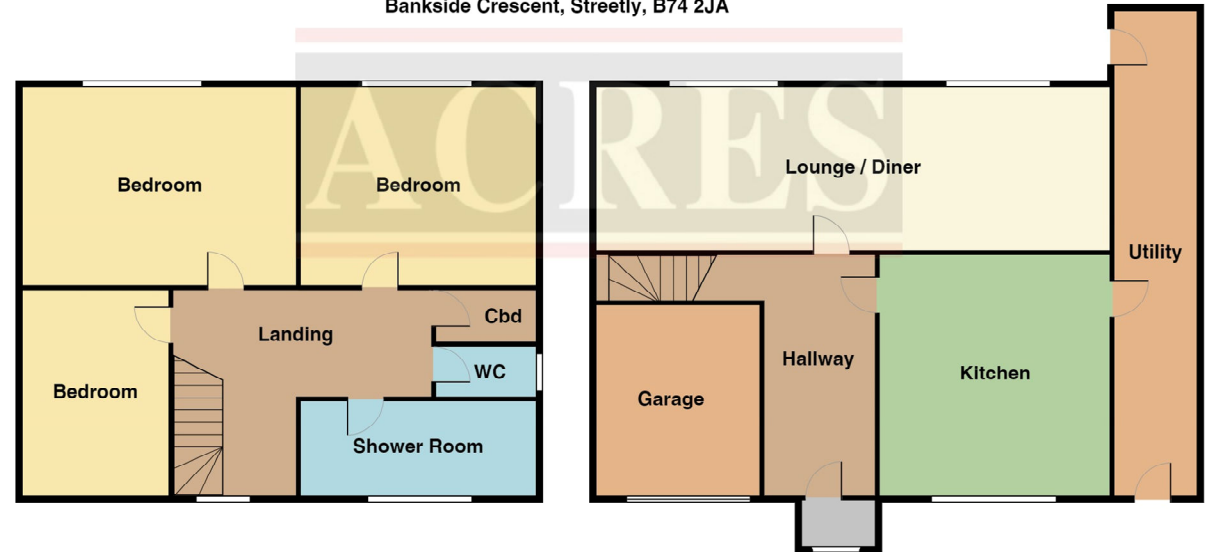
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Hundred Acre Road/Boundary Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Bankside Crescent, Streetly, B74 2JA



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.