

ACRES

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

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- ◆ Three double bedrooms
- ◆ New en-suite shower room
- ◆ Superb well appointed family bathroom
- ◆ Spacious lounge
- ◆ Comprehensively fitted breakfast kitchen
- ◆ Utility room
- ◆ Family/day room with bi-fold doors
- ◆ Side garage
- ◆ Low maintenance southerly rear garden
- ◆ Extended and comprehensively refurbished
- ◆ Set in a prime location close to Sutton Park
- ◆ NO UPWARD CHAIN



2 STREETLY CRESCENT, FOUR OAKS B74 4PX - PRICE GUIDE £740,000

Superbly presented and comprehensively refurbished to an exacting superior specification, by the local architect owner, this delightful, freehold, detached bungalow is set in a prime, central location just a short stroll from Sutton Park. Four Oaks offers excellent public transport links, including access to the Cross City rail line, well regarded schooling, together with having an array of restaurants, shops and further facilities at both Mere Green centre and within Streetly Village. Extensively renovated this light and airy bungalow comes with brand-new heating system, plumbing and full electrical re-wire, together with all new external and internal windows and doors, new kitchen and appliances, fully tiled bathroom and ensuite, being fully replastered, redecorated and having new flooring throughout. The majority of the work and installations have a range of guarantees and warranties to the benefit of the new owner.

An ideal, low maintenance, highly insulated, thoughtfully designed bungalow, which to fully appreciate the property's true proportions, host of features and contemporary presentation, we highly recommend an internal inspection. The bungalow briefly comprises; enclosed porch, welcoming reception hall, attractive lounge with solid oak French doors opening to open plan dining / day Room / comprehensively fitted breakfast kitchen having integrated AEG appliances, both having large feature roof lanterns above, with adjacent utility room off the hall via double doors. The property offers three double bedrooms, the master having a fully tiled en-suite shower room, furthermore, there is a family bathroom provided with a stylish suite including feature free standing bath. Additionally, there is a side garage and delightful private rear garden being of an approximately southerly aspect.

Set back from the roadway behind a wide, generous driveway, a feature multi locking front door having obscure double-glazed insets opens to:

FULLY ENCLOSED PORCH: Further matching, multi locking door with PVC side glazed panel opens to:

WELCOMING RECEPTION HALL: Large inset skylight, radiator, with internal door to garage.

ATTRACTIVE LOUNGE: 17'5" x 11'5" PVC double glazed window to side, two radiators, with solid oak double French doors opening to:

LARGE OPEN PLAN FAMILY ROOM/COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 28'7" x 13'6" max x 12'0" min

FAMILY AREA: Two PVC double glazed windows to side, over two double radiators, wide double-glazed aluminium bi-fold doors opening onto the rear garden patio, with ample space for sofas and / or table with feature, double glazed roof lantern. Being open plan to:

BREAKFAST KITCHEN: Deep PVC double glazed window to rear garden, feature, double glazed roof lantern over, wide quartz island providing three space breakfast bar area together with worktops, in turn having base units beneath, there is a further comprehensive range of contemporary units to both base and wall level, including draws, having co-ordinating quartz worksurfaces with upstands, integrated range of AEG appliances (dishwasher, fridge and freezer, elevated stainless steel oven having separate grill above, flush fitting hob with concealed extractor canopy), double radiator, stainless steel bowl sink set into worksurfaces having swan neck mixer tap.

UTILITY ROOM: Single drainer sink unit set into rolled edge worksurfaces, in turn having base units beneath, recesses for washing machine and dryer, radiator, natural light tube to ceiling.

BEDROOM ONE: 18'8" max x 16'2" min x 10'2" PVC double glazed window to rear, double radiator, large skylight.

EN-SUITE SHOWER ROOM: Fully tiled, well-appointed white suite comprising double shower cubicle, glazed splash screens, wash hand basin, low flushing w.c., ladder style radiator, natural light tube to ceiling.

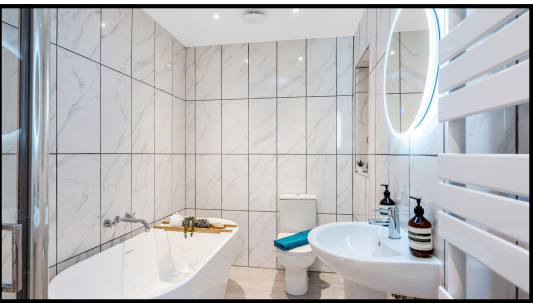
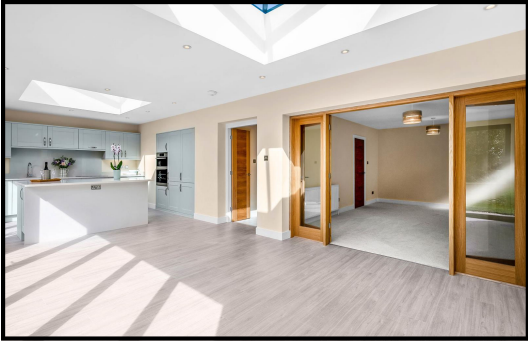
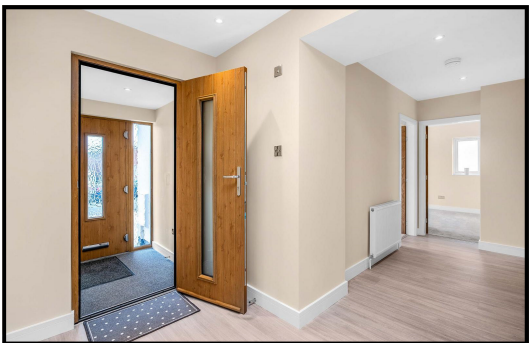
BEDROOM TWO: 14'10" max x 10'8" min PVC double glazed windows to front and side, double radiator.

BEDROOM THREE: 11'6" x 10'9" PVC double glazed window to front, double radiator, with feature recess.

BATHROOM: Fully tiled, well-appointed white suite comprising free standing bath having wall mounted mixer tap, wash hand basin, low flushing w.c., enclosed separate shower cubicle with glazed splash screens, ladder style radiator, natural light tube to ceiling.

GARAGE: 17'0" max x 8'3" min x 9'8" max x 7'8" min (please check the suitability of this garage for your own vehicle) Door to hall.

OUTSIDE: To the front a large gravel drive with soil to planting areas having feature dusk to dawn automatic lighting. To the rear a paved patio to a private southerly facing lawned rear garden flanked by raised borders having mature shrubs and bushes, privet hedging, timber fencing, outside tap, external lighting and power points.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.)

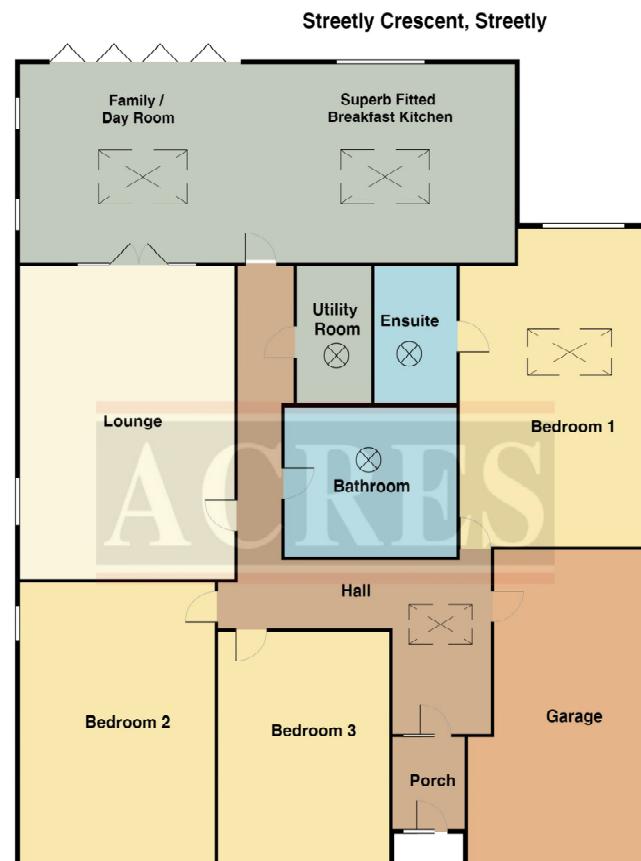
COUNCIL TAX BAND: E

FIXTURES & FITTINGS: Renewed fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Park View Road, in turn off Streetly Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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.