

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four/five bedrooms
- ◆ Master bedroom with en-suite
- ◆ Bathroom with white suite
- ◆ Spacious lounge
- ◆ Open plan breakfast kitchen combining dining area
- ◆ Utility room & guests cloakroom/wc
- ◆ Garage
- ◆ Mature rear garden
- ◆ Sought after cul-de-sac location
- ◆ Close to Sutton Park



***29 TINTERN CLOSE, STREETLY, B74 2EL - OFFERS OVER £575,000***

Located in this desirable location within Streetly, approached via Oakmount Road, off the main Thornhill Road, this spacious, well presented, freehold, four/five bedroomed detached family home, is positioned in a cul-de-sac close to Sutton Park. The property also has access to public transport and road links, along with well regarded schooling. The much improved property is complemented by gas central heating and pvc double glazing (both where specified) and briefly comprises welcoming reception hallway, guests cloakroom/wc, spacious lounge, re-fitted breakfast kitchen with dining area and bi-fold doors to rear garden, utility room and large double garage with storage above. To the first floor there are four/five good sized bedrooms, the master bedroom having an en-suite and the second bedroom benefitting an additional games room/home office/fifth bedroom, additionally there is a family bathroom with white suite. Externally the property has a mature rear garden with patio area and side paved area, which could be utilised as a further seating area or for storage. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set in the corner of a cul-de-sac, behind a multi-car driveway with side garden, access is gained via:

**RECEPTION HALLWAY:** Multi-locking obscure pvc double glazed door to front and pvc double glazed obscure window to side, storage cupboard, under stairs storage space, contemporary vertical radiator.

**GUESTS CLOAKROOM/WC:** Obscure pvc double glazed window to side, low level wc, vanity sink unit with storage and shelving above, tiling to walls, engineered wood flooring.

**SPACIOUS LOUNGE:** 20'6" x 10'10" Pvc double glazed bi-fold doors to rear and window to side, two vertical radiators, media wall.

**BREAKFAST KITCHEN COMBINING DINING AREA:** 26'11" x 10'

**Breakfast Kitchen:** Two pvc double glazed windows to side, the open plan kitchen/diner comprises a range of matching units fitted to both base and wall level, stainless steel sink unit inset into granite work surfaces, integrated dishwasher, double oven and grill, microwave, wine chiller, five ring gas hob with extractor canopy over, space for fridge/freezer, tiled splash backs.

**Dining Area:** Pvc double glazed bi-fold doors to rear, vertical radiator.

**UTILITY ROOM:** 10'2" x 6'6" Double glazed door to side, granite work surfaces with inset stainless steel sink unit, plumbing for washing machine, space for tumble dryer, fitted wall cupboards.

**STAIRS TO LANDING:** Radiator, loft access

**BEDROOM ONE:** 12'6" x 10'11" Pvc double glazed window to rear, fitted wooden shutters, radiator.

**EN-SUITE:** 6'2" x 5'3" Obscure pvc double glazed window to side, double shower cubicle with glazed splash screen, low level wc, vanity wash hand basin, built-in sensor mirror, tiling to walls and floor.

**BEDROOM TWO:** 11'8" x 9'5" Pvc double glazed window to side, radiator, built-in cupboard, access to:

**GAMES ROOM/HOME OFFICE/POTENTIAL BEDROOM FIVE:** 14'7" x 12'9" Pvc double glazed Velux window to front, further pvc double glazed port hole window to side, radiator, eaves storage to both sides.

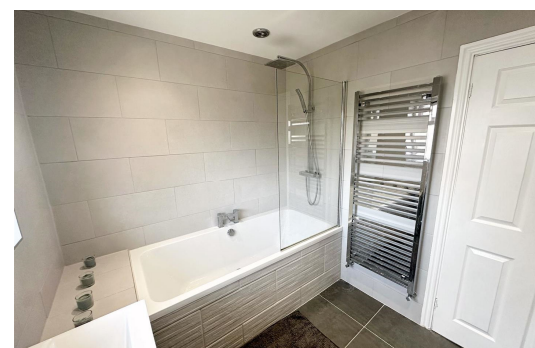
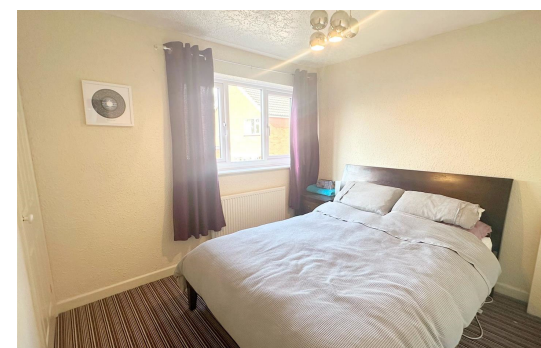
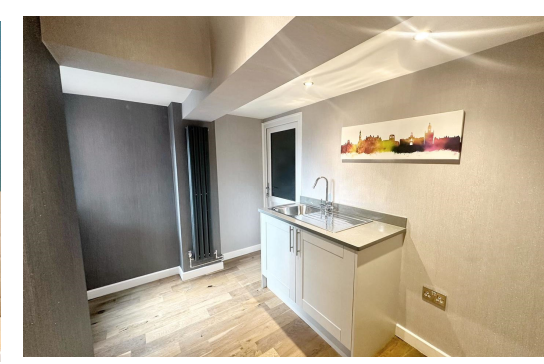
**BEDROOM THREE:** 10'11" x 10'4" Pvc double glazed window to rear, radiator.

**BEDROOM FOUR:** 10'2" x 8'10" Pvc double glazed window to side, radiator, built-in storage cupboard.

**BATHROOM:** 8'2" x 7'1" Obscure pvc double glazed window to front, matching white suite comprising bath with shower over and glazed shower screen, low level wc, vanity wash hand basin, tiling to walls and floor, chrome ladder style radiator.

**GARAGE:** 21'3" x 15'7" Up and over metal garage door. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Side paved area for seating/storage, additional paved patio area to rear with lawn, mature shrubs and bushes, timber fencing.



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)

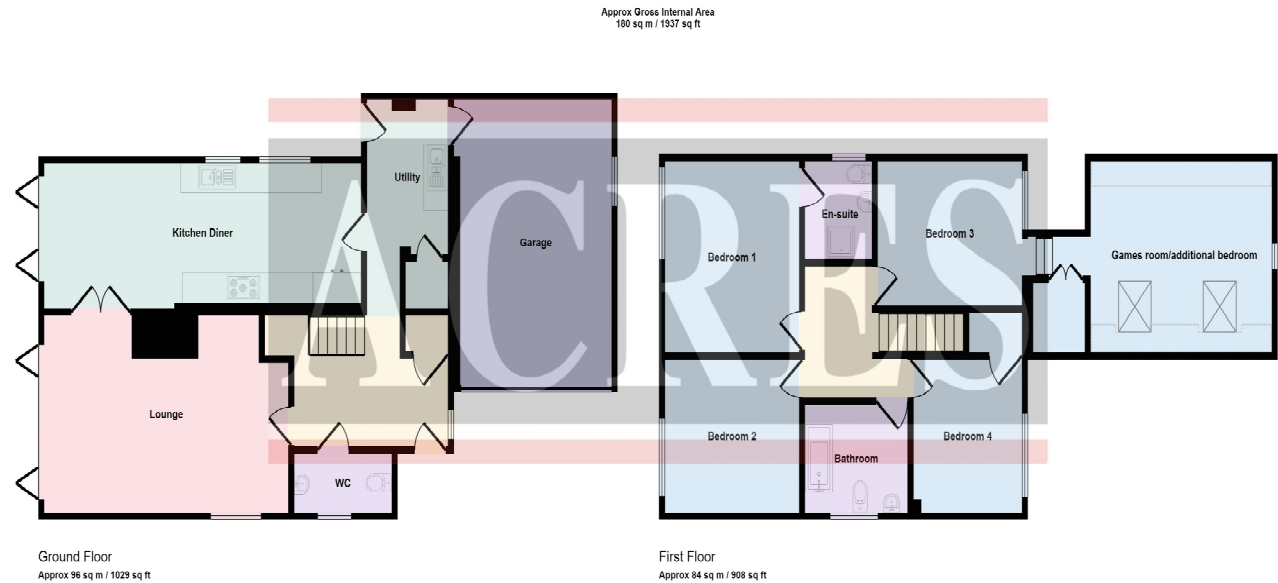
**COUNCIL TAX BAND:** E

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Oakmount Road, in turn off Thornhill Road.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

