

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Three bedroomed semi-detached
- ◆ Family bathroom
- ◆ Lounge
- ◆ Dining room
- ◆ Fitted kitchen
- ◆ Utility room
- ◆ Side garage
- ◆ Generous driveway to fore
- ◆ Rear garden
- ◆ NO UPWARD CHAIN
- ◆ Sought after location



3 CHERRYWOOD ROAD, STREETLY, B74 3RT - OFFERS AROUND £325,000

Set in the ever popular borough of Streetly, this three bedroomed, semi-detached property is well located for all local amenities, along with well regarded schooling for all ages. Sutton Park is within easy reach and the property offers scope and potential for alteration/renovation, the property is complemented by gas central heating and double glazing (both where specified). The accommodation briefly comprises porch, reception hall, lounge, dining room, fitted kitchen, utility room and guests wc. To the first floor there are three bedrooms and a family bathroom with separate wc, externally to the front there is a multi-vehicular block paved driveway leading to a side garage and to the rear there is a lawned garden with paved patio area. To fully appreciate the potential of this property, internal viewing is highly recommended.

Access to the property via a block paved driveway to front and into:

PORCH: Part frosted glazed front door, tiled floor, opens to:

RECEPTION HALLWAY: Built-in cupboard, radiator, stairs off to first floor, doors to:

DINING ROOM: 13'6" max into bay x 11'5" max Bay window to front, radiator.

LOUNGE: 14'3" max into bay x 11'5" max Bay window to rear, radiator.

FITTED KITCHEN: 11'6" max / 8'3" min x 7'1" max Sealed unit double glazed bow window to rear, being fitted with a range of eye and base level units with work surfaces over, inset one and a half bowl sink/drainer unit, tiled splash backs, breakfast bar, built-in under stairs cupboard, tiled floor, frosted window and door to:

UTILITY ROOM: Having a range of eye and base level units with work surfaces over, inset single drainer sink unit, tiled floor, window and part glazed door to rear, doors off to:

GUESTS WC: Low flushing wc, wash hand basin, tiled floor.

STAIRS TO FIRST FLOOR LANDING: Having frosted double glazed window to side, loft access, doors off to:

BEDROOM ONE: 12'1" x 11'4" max into wardrobes Double glazed window to rear, radiator, fitted wardrobes.

BEDROOM TWO: 11'10" x 11'4" max into wardrobes Double glazed window to front, radiator, fitted wardrobes.

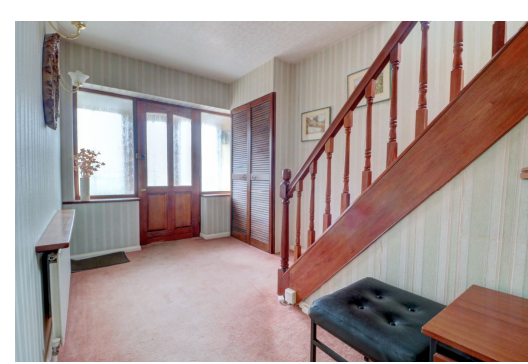
BEDROOM THREE: 8'2" x 7'8" Double glazed window to front, radiator.

FAMILY BATHROOM: Frosted double glazed window to rear, matching suite comprising bath, shower cubicle with built-in shower, pedestal wash hand basin, tiled walls, heated towel rail, radiator.

SEPARATE WC: Frosted double glazed window to side, low flushing wc.

GARAGE: 15'10" x 8'2" Having power and lighting, up and over door to front. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio with lawned garden beyond with flower and shrub borders, pedestrian gate gives access to front.



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 Limetree Road, in turn off Aldridge Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



3 Cherrywood Road, Streetly, Sutton Coldfield



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.