

# ACRES

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

☎ 0121 323 3088



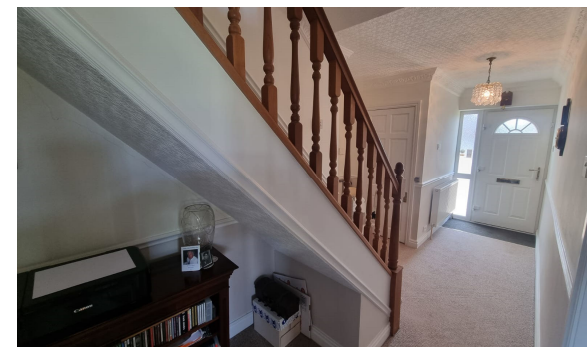
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www.acres.co.uk



- ◆ Detached family home
- ◆ Three good sized bedrooms
- ◆ Well appointed family bathroom
- ◆ Bedroom one having en-suite
- ◆ Lounge
- ◆ Dining room
- ◆ Fitted breakfast kitchen
- ◆ Private rear garden
- ◆ Utility room & guests cloakroom/wc
- ◆ Garage
- ◆ Sought after location



***15 FERNDAL ROAD, STREETLY, B74 3PU - PRICE GUIDE £500,000***

This well presented and spacious, freehold, traditional styled, detached family home, is set in a well regarded and convenient location, occupying a corner plot, within short walking distance of shopping facilities and public transport links readily available. The property is additionally served by well regarded schooling for all ages and benefits from the provision of pvc double glazing and gas central heating (both where specified). Briefly comprising of reception hallway having guests cloakroom/wc off, rear lounge and dining room, fitted kitchen with utility room off, to the first floor there are three good sized bedrooms, bedroom one having en-suite and an additional family bathroom. Externally there is a mature rear garden and garage, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned garden flanked by paved driveway providing off road parking.

**RECEPTION HALLWAY:** Radiator, stairs off to first floor, doors to:

**GUESTS CLOAKROOM/WC:** Featured frosted window to front, integrated low flushing wc, integrated wash hand basin, radiator.

**LOUNGE:** 14'6" max x 13'9" max into bay Double glazed bay window to side, two double glazed windows to rear, radiator

**DINING ROOM:** 14'5" max into bay x 11'5" max Double glazed window to side, double glazed bay window to front, radiator.

**FITTED KITCHEN:** 11'4" x 9'1" Double glazed window to rear, there is a range of eye and base level units with work surfaces over incorporating one and a half bowl single drainer sink unit, fitted hob and oven, tiled splash backs, radiator, door off to:

**UTILITY ROOM:** Double glazed window to rear, base level units with work surfaces over incorporating one and half bowl sink/drain unit, tiled splash backs, radiator, door to side and further door to garage.

**STAIRS TO FIRST FLOOR LANDING:** Built-in cupboard, loft access, doors off to:

**BEDROOM ONE:** 12' x 11'5" Double glazed windows to side and rear, radiator, door to:

**EN-SUITE:** Frosted double glazed window to rear, matching suite comprising shower unit with built-in shower, low flushing wc, wash hand basin, heated towel rail, part tiled walls.

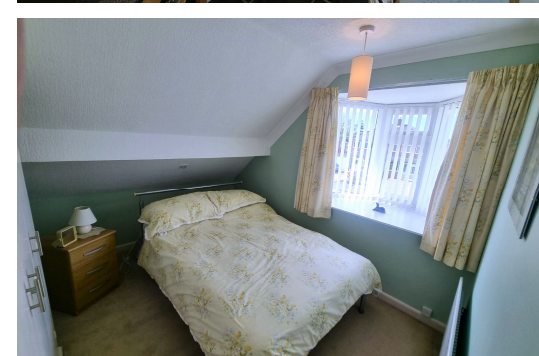
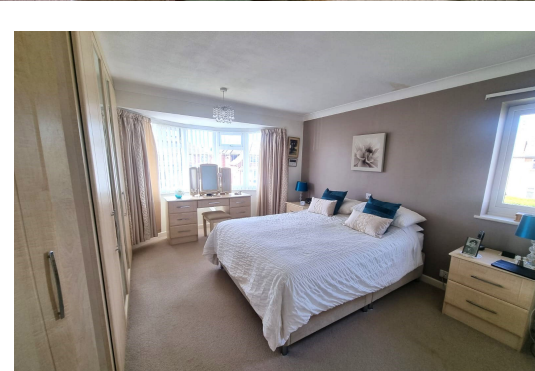
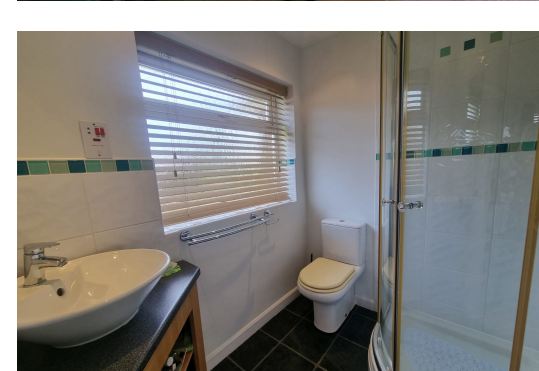
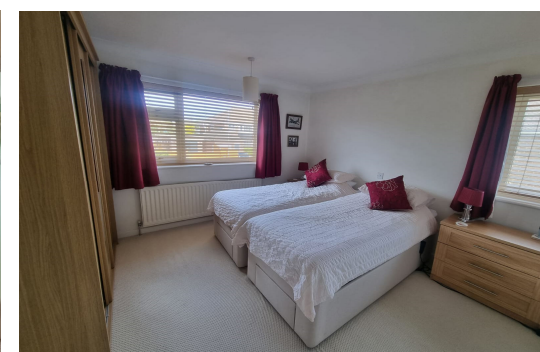
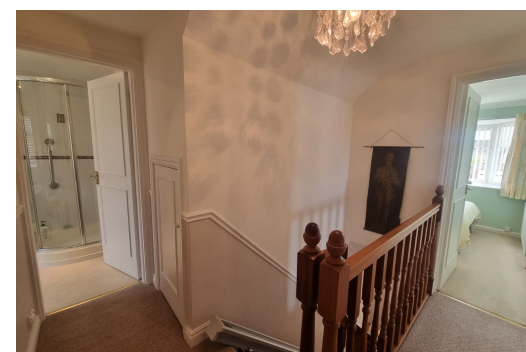
**BEDROOM TWO:** 14'11" max into bay x 11'5" max into wardrobes Double glazed window to side, double glazed bay window to front, radiator, a range of fitted wardrobes.

**BEDROOM THREE:** 10'3" max / 7'6" min (sloping ceiling) x 8'11" max Double glazed box window to front, radiator, built-in cupboard.

**FAMILY BATHROOM:** Double glazed frosted window to rear, matching suite comprising corner bath, shower cubicle with built-in shower, low flushing wc, bidet, pedestal wash hand basin, part tiled walls, heated towel rail.

**OUTSIDE:** Wrap around paved patio area and lawned garden beyond, pedestrian gate gives access to the front of the property.

**GARAGE:** 14'4" x 8' Up and over door to front. **(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:** E

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

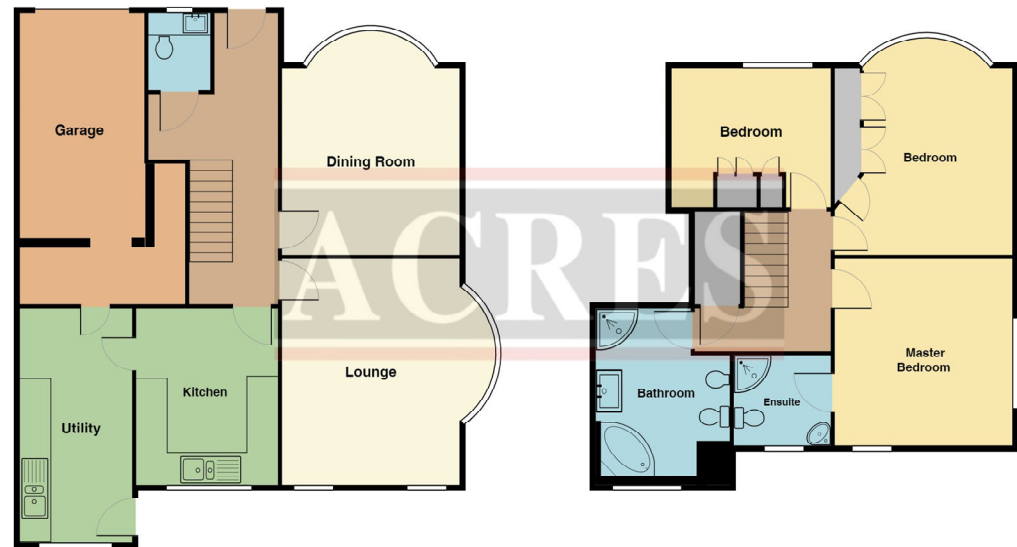
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Bridle Lane, in turn off Chester Road/Aldridge Road

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



Ferndale Road, Streetly, B74 3PU



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.