

# ACRES

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- ◆ Freehold semi detached bungalow
- ◆ Two bedrooms, main offering fitted wardrobes
- ◆ Well appointed shower room
- ◆ Delightful and spacious family lounge
- ◆ Appealing rear conservatory having sliding patio doors
- ◆ Attractive fitted kitchen
- ◆ Well tended private and mature rear garden
- ◆ Sizeable tarmac drive to fore with raised garden area



**81 LILAC AVENUE, STREETLY, B74 3TB - OFFERS AROUND £315,000**

Located in the desirable neighbourhood of Streetly, this charming two bedroomed semi detached bungalow offers an enviable position, together with comfortable living space nestled within a sought after area. The property presents an excellent opportunity for those seeking a peaceful and convenient residential setting boasting a variety of essential amenities such as supermarkets, shops, restaurants and well regarded schooling. Additionally, transportation links are plentiful and can be obtained within a short walk onto Aldridge Road where readily available bus services are in abundance. Complemented by gas central heating and PVC double glazing (both where specified), this delightful home briefly comprises, welcoming entrance hall, doors to a sizeable family lounge having a double glazed, leaded window to fore, attractive fitted kitchen, two bedrooms, the main offering fitted wardrobes, well appointed shower room and storage. Radiating off the kitchen is a considerable conservatory having sliding patio doors to rear. Externally, the property benefits from a tarmac drive to fore with raised garden housing mature bushes and plants. To the rear is a delightfully well maintained garden having paved patio and blooming shrubs to perimeters, all of which provide a scene of privacy. To fully appreciate the most impressive accommodation on offer and its true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a tarmac drive with block paved edging, there is a lawned garden area housing mature shrubs and bushes with access being gained into the accommodation vis a PVC double glazed obscure door with window to side into:

**ENTRANCE HALL:** Doors off, two built-in storage cupboards, loft access, radiator.

**FAMILY LOUNGE:** 17'10" max x 11'2" max PVC double glazed leaded window to fore, electric living flame stove set on a tiled hearth having matching surround with brick and wooden mantle over, radiator.

**FITTED KITCHEN:** 9'11" x 8'10" PVC double glazed window to conservatory, obscure door to side, matching wall and base units with recesses for fridge/freezer and washing machine, integrated over, rolled edge worksurfaces with four ring gas hob, inset single sink/drain unit, tiled splashbacks.

**REAR CONSERVATORY:** 17'11" x 17'5" PVC double glazed windows and sliding patio doors radiate to rear, obscure glazed door to side, radiator.

**BEDROOM ONE:** 13'2" max x 11'3" max into wardrobes PVC double glazed window to rear, fitted wardrobes having dressing table to side, radiator.

**BEDROOM TWO:** 8'11" x 8'2" PVC double glazed leaded window to front, radiator.

**SHOWER ROOM:** PVC double glazed leaded obscure window to side, suite comprising shower cubicle, pedestal wash hand basin and low level w.c., radiator, tiled splashbacks and flooring.

**REAR GARDEN:** A paved patio gives access to lawn, mature, well tended shrubs and bushes line the perimeters. A further PVC door leads to:

**SINGLE RECESSED GARAGE:** 16'3" x 7'8" (please check the suitability of this garage for your own vehicle) Double doors to front, PVC double glazed obscure window to rear, door to side.



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**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:** C

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

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

**LOCATION:** Set off Lowlands Avenue, in turn off Aldridge Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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.