

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Four bedrooms
- ◆ White bathroom
- ◆ Spacious 'L'-shaped lounge/dining room
- ◆ Study/play room
- ◆ Comprehensively fitted breakfast kitchen with appliances
- ◆ Shower room/guests wc
- ◆ Utility room & double garage
- ◆ Mature, private rear garden
- ◆ NO UPWARD CHAIN



***1 REDWOOD CLOSE, STREETLY, B74 3JQ - OFFERS AROUND - £580,000***

Set in a well regarded, central cul-de-sac location, within a few hundred metres of the delightful Streetly Village, where there is a host of shops, restaurants and coffee houses, the property is also close to Sutton Park with all its natural beauty. Local bus services are available, furthermore Streetly provides access to well regarded schooling. Complemented by gas central heating and pvc double glazing (both where specified), this extended family home briefly comprises welcoming reception hall, having guests wc/shower room off, spacious 'L'-shaped lounge/dining room, study/play room, fitted breakfast kitchen with integrated appliances and utility room. To the first floor there are four bedrooms and a family bathroom with white suite, the property additionally has a double car garage with electric door and a mature, rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway having side lawn, access is gained to the property via a pvc door having double glazed inset opening to:

**RECEPTION HALL:** Double radiator, cloaks cupboard.

**GUESTS WC/GROUND FLOOR SHOWER ROOM:** Obscure window to side, white low flushing wc, wash hand basin, enclosed shower cubicle with glazed splash screens, tiling to walls and floor, chrome ladder style radiator.

**SPACIOUS 'L'-SHAPED LOUNGE/DINING ROOM:** 21'7" max / 8'9" min x 19'3" max / 12'4" min Pvc double glazed window to front, wide Inglenook styled fireplace having central coal effect electric fire, double radiator, pvc double glazed window and French door to rear.

**Dining Area:** Having further pvc double glazed window to rear, double radiator.

**STUDY/PLAY ROOM:** 13'10" x 7'8" Pvc double glazed windows to front and side, double radiator, wood laminate flooring.

**FITTED BREAKFAST KITCHEN:** 14'8" max / 13' min x 14'1" Pvc double glazed window and door to rear, one and a half bowl sink unit set into sweeping rolled edge work surfaces having tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including drawers, stainless steel oven having separate microwave, matching gas hob with extractor canopy above, integrated fridge/freezer and dishwasher, four/five space fitted breakfast table, tiled floor, two tall feature radiators.

**UTILITY ROOM:** 7'1" x 4'9" Double glazed Velux window, single drainer sink unit set into rolled edge work surfaces, fitted wall and base units, recesses for washing machine and dryer, tiled floor.

**STAIRS TO LANDING:**

**BEDROOM ONE:** 12'8" x 12'3" Pvc double glazed window to front, radiator, deep built-in storage cupboard/wardrobe.

**BEDROOM TWO:** 12'8" x 12'3" max / 10'4" min Pvc double glazed window to front, radiator, two double fitted wardrobes with central fitted double storage units, side dressing table with drawers, two sets of further drawers.

**BEDROOM THREE:** 9'3" x 8'9" Pvc double glazed window to rear, radiator.

**BEDROOM FOUR:** 8'10" x 8'8" Pvc double glazed window to rear, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over and tiled splash backs, vanity wash hand basin having double and single base units beneath with large fitted mirror over, low flushing wc, chrome ladder style radiator.

**DOUBLE GARAGE:** 17'9" x 15'4" Remote controlled electric garage door, fitted wall and base units, rolled edge work surfaces, sink with base unit beneath **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Full width patio area to a lawned rear garden, having mature shrubs and bushes, providing privacy.



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)

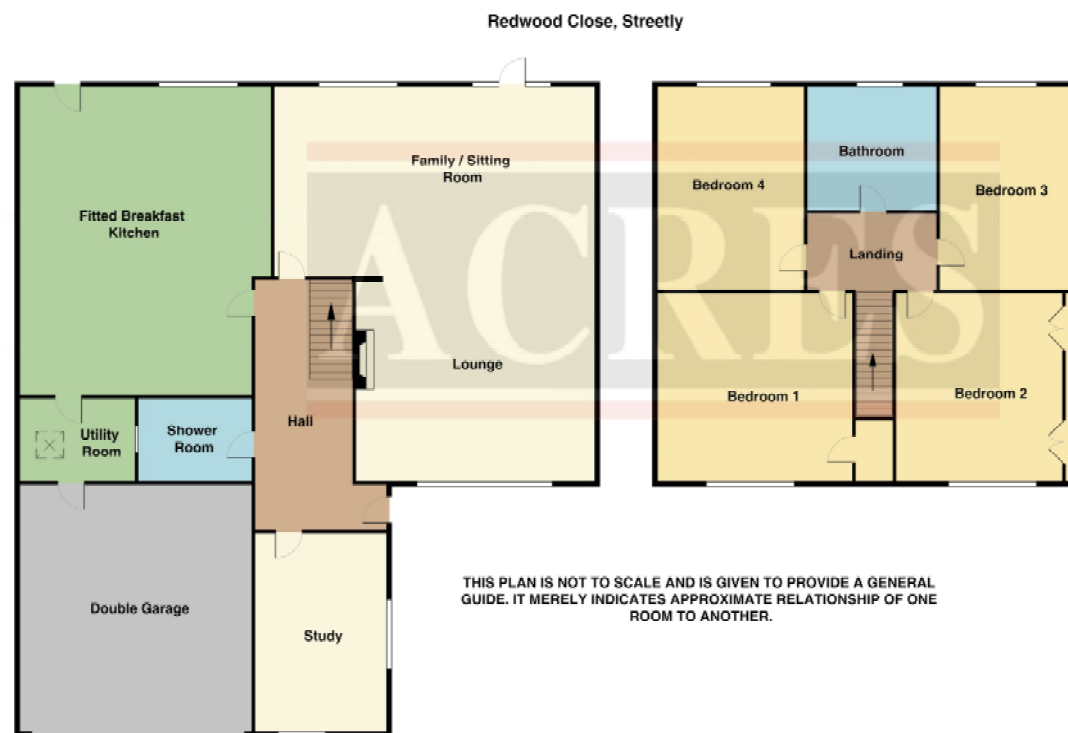
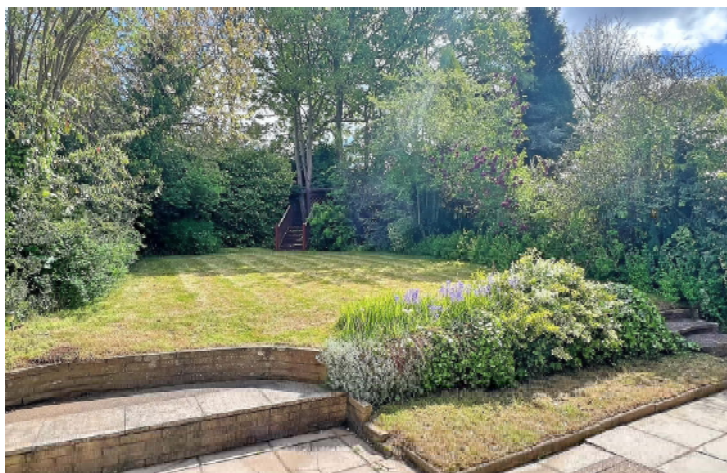
**COUNCIL TAX BAND:** E

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

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

**LOCATION:** Set off Bushey Close, in turn off Carlton Avenue, off Hardwick Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.

