

ACRES

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

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www.acres.co.uk



- ◆ Five double bedrooms
- ◆ Master having en-suite & dressing room
- ◆ Jack 'n' Jill en-suite shower room to bedrooms four & five
- ◆ Spacious lounge
- ◆ Open plan kitchen/dining/family room
- ◆ Music/play room
- ◆ Utility room & guests wc
- ◆ Study
- ◆ Garage
- ◆ Generous rear garden
- ◆ Extended & beautifully refurbished



11 STREETLY CRESCENT, FOUR OAKS, B74 4PX - GUIDE PRICE £825,000

Significantly extended and superbly refurbished to an exacting specification, this delightful, detached family home is set in a prime, central location, just a short stroll from Sutton Park. Four Oaks offers excellent public transport links including access to the Cross City rail line and bus services, well regarded schooling for all ages and an array of shops, restaurants and other amenities at both Mere Green and Streetly Village. This bright and airy accommodation comprises entrance hall, generous lounge, music/play room, superbly fitted open plan dining kitchen, family/day room, utility room and guests cloakroom, five double bedrooms, master with en-suite and walk-in wardrobe, Jack 'n' Jill en-suite shower room to bedrooms four and five, and a further well appointed family bathroom. Further benefits include newly installed solar panels and 5kwh battery providing electricity, double glazing and central heating (both where specified), garage and a delightful, private rear garden with mature tree and shrub borders. To fully appreciate this superb property, we highly recommend an internal inspection.

Set back from the roadway behind a generous block paved driveway with gravel borders to side, a feature part glazed front door with windows to side opens to:

RECEPTION HALL: Laminate flooring, radiator, door to garage, stairs off and doors to:

LOUNGE: 17'6" max into bay x 13'3" max Double glazed bay window to front, two radiators, double sliding doors to:

MUSIC/PLAY ROOM: 11' x 9'3" Radiator, walkthrough to:

OPEN PLAN KITCHEN/DINING/FAMILY ROOM: 20'11" max x 20'11" max Double glazed window to side, double glazed five fold doors with integrated blinds to rear, having a range of modern wall and base level units with work surfaces over incorporating one and a half bowl single drainer sink unit, extractor hood, microwave, porcelain tiled floor, two radiators, door to:

UTILITY ROOM: Double glazed window to rear, part double glazed door to rear, wall and base level units with work surface over incorporating single drainer sink unit, porcelain tiled floor, radiator, door to:

GUESTS WC: Obscure double glazed window to side, low flushing wc, wash hand basin with base unit beneath, heated towel rail, porcelain tiled floor.

STUDY: 9'10" x 7'6" Obscure double glazed window to side, radiator, laminate flooring, door to garage.

STAIRS TO LANDING: Having snug area, radiator, two built-in cupboards, loft access with pull down ladder to a part boarded loft, door to:

BEDROOM ONE: 13'6" x 11'11" Two double glazed windows to rear, radiator, doors to:

WALK-IN WARDROBE: Having a range of newly fitted wardrobes.

EN-SUITE SHOWER ROOM: Obscure double glazed window to side, having walk-in shower cubicle with built-in rainfall shower, low flushing wc, wash hand basin with storage under, heated towel rail, part tiled walls, tiled floor, fitted LED mirrored cabinet with shaver point.

BEDROOM TWO: 15'5" max into wardrobes /13'5" min x 10'4" max Double glazed windows to front and side, radiator, built-in wardrobe.

BEDROOM THREE: 10'6" max x 10'4" max Double glazed window to front, radiator.

BEDROOM FOUR: 16'3" x 7'7" Double glazed window to rear, radiator, door to:

JACK 'N' JILL EN-SUITE: Obscure double glazed window to side, having suite comprising shower cubicle with built-in rainfall shower, wash hand basin with storage beneath, low flushing wc, heated towel rail, part tiled walls, tiled floor, fitted LED mirror with shaver point, doors to bedrooms four and five.

BEDROOM FIVE: 14' min x 7'5" max Double glazed window to front, radiator, door to Jack 'n' Jill ensuite.

FAMILY BATHROOM: Obscure double glazed window to rear, superbly fitted modern suite comprising generous bath, shower cubicle with electric shower, wash hand basin with storage units beneath, integrated low flushing wc, heated towel rail, fitted wall units, tiling to walls and floor.

GARAGE: 16'6" x 7'9" Double side hinged doors to front, having power and lighting **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area with steps down to a generous lawned rear garden beyond with mature tree and shrub borders, two timber sheds, pedestrian gate gives access from the front, outside tap.



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)

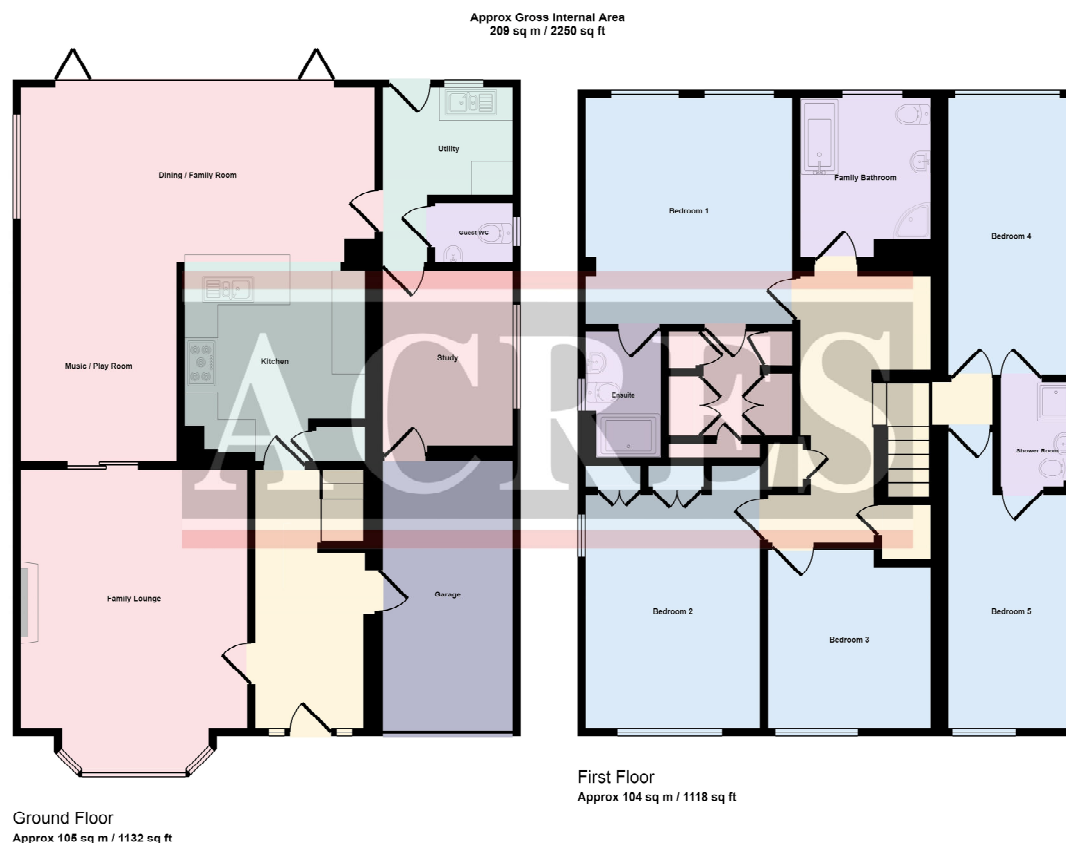
COUNCIL TAX BAND: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Park View Road, In turn of Walsall Road/Streetly Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	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

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.

