

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- ◆ Three bedrooms
- ◆ Well appointed family bathroom
- ◆ Spacious lounge with dining area
- ◆ Fitted breakfast kitchen
- ◆ Side recessed garage
- ◆ Mature rear garden
- ◆ Central, convenient location
- ◆ NO UPWARD CHAIN



***4 HUNDRED ACRE ROAD, STREETLY, B74 2LA - OFFERS AROUND £315,000***



This well presented and improved, freehold, semi-detached family home, is set in a popular, central location, close to well regarded schooling and is additionally positioned close to local shops and bus services on Chester Road/Aldridge Road. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises fully enclosed porch, reception hallway, spacious lounge with dining area, fitted breakfast kitchen, three good sized bedrooms with fitted wardrobes and a well appointed family bathroom. Externally the property has a side recessed garage and a mature rear garden. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway with side access to garage, the property is entered via a:

**FULLY ENCLOSED PORCH:** Pvc double glazed door opens to:

**RECEPTION HALL:** 12'6" x 5'3" Pvc double glazed, multi-locking front door opens to with obscure pvc double glazed window to side, under stairs storage, useful storage cupboard, stairs off, radiator.

**SPACIOUS LOUNGE/DINING AREA:** 23'3" x 9'9" max / 8'2" min Pvc double glazed window to front, pvc double glazed patio doors to rear, two radiators, electric feature fireplace with surround.

**FITTED KITCHEN:** 9'10" x 9'8" Pvc double glazed window to rear, obscure pvc double glazed door to rear, stainless steel sink unit set into square edged work surfaces, matching fitted units to both base and wall level including drawers, brick style tiled splash backs, four ring hob with extractor canopy over, integrated oven and grill, plumbing for washing machine, space for fridge/freezer, chrome ladder style radiator.

**STAIRS TO LANDING:** Pvc double glazed window to side, doors to:

**BEDROOM ONE:** 12'1" x 11' Pvc double glazed window to rear, two double built-in wardrobes, radiator.

**BEDROOM TWO:** 11'3" x 10'6" Pvc double glazed window to front, two double built-in wardrobes with desk and shelving, radiator.

**BEDROOM THREE:** 8'9" x 7'3" Pvc double glazed window to front, double built-in wardrobe with desk and shelving, radiator.

**BATHROOM:** 7' x 6'3" Obscure pvc double glazed window to rear, tiled window shelving for storage, matching white suite comprising bath with shower over and glazed splash screen, sink unit, low level wc, tiled walls, chrome ladder style radiator, fitted mirror with storage.

**GARAGE:** (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** To the rear of the property is a mature rear garden with shrubs and bushes, paved patio and recessed side garage.



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

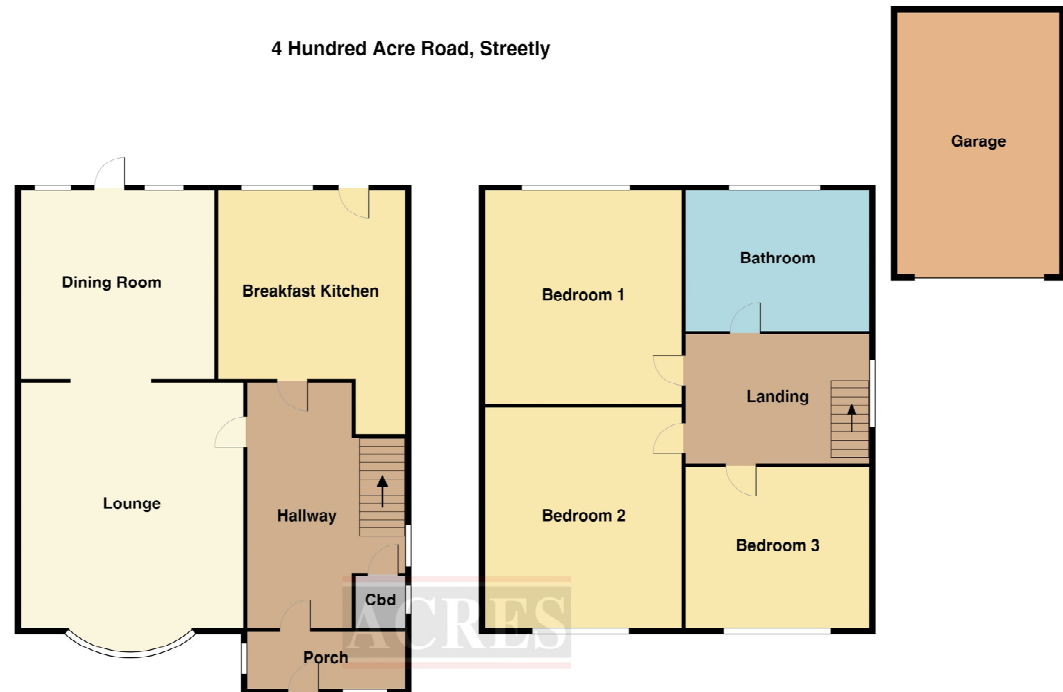
**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

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

**LOCATION:** Set off Aldridge Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

4 Hundred Acre Road, Streetly



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.