

# ACRES

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- ◆ Four bedrooms, two being on the first floor.
- ◆ En-suite shower room
- ◆ Ground floor family bathroom
- ◆ Substantial first floor home office/snug
- ◆ Spacious rear lounge
- ◆ Conservatory
- ◆ Open plan dining hall
- ◆ Fitted breakfast kitchen
- ◆ Utility & guests wc
- ◆ Double garage & mature rear garden



***1a MIDDLETON ROAD, STREETLY, B74 3EU- OFFERS AROUND £750,000—NO CHAIN***



Welcome to Middleton Road, Streetly — This delightful, tree lined road offers a mix of high calibre family homes, being located just a short stroll from Sutton Park, furthermore with its host of facilities, restaurants and coffee houses, is positioned within only a few hundred metres radius. The property offers great charm, style and character, being individually designed, the property is additionally set upon a generous, mature and private plot. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its deceptively spacious proportions and host of features, we highly recommend an internal inspection. Briefly comprising open plan reception hall, substantial, bright rear lounge having conservatory off, there is a breakfast room opening to a comprehensively fitted kitchen, utility room and separate guests wc. An open plan hallway/dining area in turn provides access to the property's two ground floor bedrooms, together with its family bathroom. To the first floor there is a generous, imposing study area combining snug/day room, in turn opening to two further double bedrooms, a white en-suite shower room and walk-in wardrobe/drying room. The property additionally has a double car garage and mature rear garden. Furthermore we understand planning permission was granted in 2020 for alterations to the property. Whilst these have now lapsed, given the three year granting period, the option to submit revised/renewed plans, is therefore available.

Set back from the roadway behind an in 'n' out multi-vehicular driveway having lawn, shrubs and bushes, access is gained to the property via:

**RECESSED PORCH:** Timber stained door with glazed inset opens to:

**RECEPTION HALL:** Obscure window to front, double radiator.

**SPACIOUS LOUNGE:** 22' x 14'7" max / 13' min Pvc double glazed window to rear, further double glazed windows and patio doors to conservatory, double radiator, Louis style fireplace with marble hearth and recess, having central coal effect fire.

**CONSERVATORY:** 10'3" x 9'7" Pvc double glazed windows to side and rear elevations with double glazed French door to garden.

**BREAKFAST ROOM:** 12'6" x 11'3" Double radiator, being open plan to:

**FITTED KITCHEN:** 14'4" x 7' Pvc double glazed windows to front and side, one and a half bowl sink unit set into sweeping work surfaces having matching upstands, there is a comprehensive range of high gloss handleless units to both base and wall level including pan drawer units, integrated fridge/freezer and dishwasher, flush fitting hob having concealed extractor canopy above, elevated electric stainless steel oven, double radiator.

**UTILITY ROOM:** 8'3" max / 7'1" min x 5'9" Pvc double glazed window and half glazed door to side, space for washing machine, dryer and fridge/freezer.

**SEPARATE WC:** Pvc double glazed obscure window to side, low flushing white wc, tiling to walls.

**BEDROOM TWO:** 13'10" x 11'7" Pvc double glazed window to rear, radiator, double and two single fitted wardrobes with two further double storage cupboards over bed recess.

**BEDROOM FOUR:** 10'8' x 10" Pvc double glazed window to front, double radiator, double built-in wardrobe.

**BATHROOM:** Two obscure pvc double glazed windows to front, matching white suite comprising bath, wash hand basin, low flushing wc, combination radiator/heated towel rail, tiled splash backs.

**OPEN PLAN DINING AREA/ACCESS TO FIRST FLOOR:** 18'9" max / 14'9" min x 9'1" max / 6'3" min Pvc double glazed window to rear, double radiator, stairs off.

**FIRST FLOOR OPEN PLAN LANDING:** 19' max / 9'2" min x 15'2" max / 9'1" min Combining home office area and potential day/hobby room, double glazed windows to front and rear, five double base storage units, storage heater.

**BEDROOM ONE:** 19'1" max / 10'3" min x 11' max / 7'6" min Double glazed Velux window to rear, storage heater, wide double base built-in storage unit.

**EN-SUITE SHOWER ROOM:** 9'6" x 9'1" Double glazed Velux window to rear, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

**WALK-IN WARDROBE AREA/LINEN STORE:** 9'9" x 8'9" max / 5'8" min Wide clothes hanging rail.

**BEDROOM THREE:** 19' max / 9'6" min x 11'9" max / 8'9" min Double glazed Velux window to rear, four built-in double base/storage units, storage heater.

**COVERED SIDE PASSAGEWAY:** Set off the utility room, accessing rear garden and:

**DOUBLE GARAGE:** 19'3" x 15' Remote controlled garage door. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Wide paved patio area to an attractive lawned rear garden, flanked by borders having mature shrubs, bushes and trees, timber fencing and greenhouse.





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)

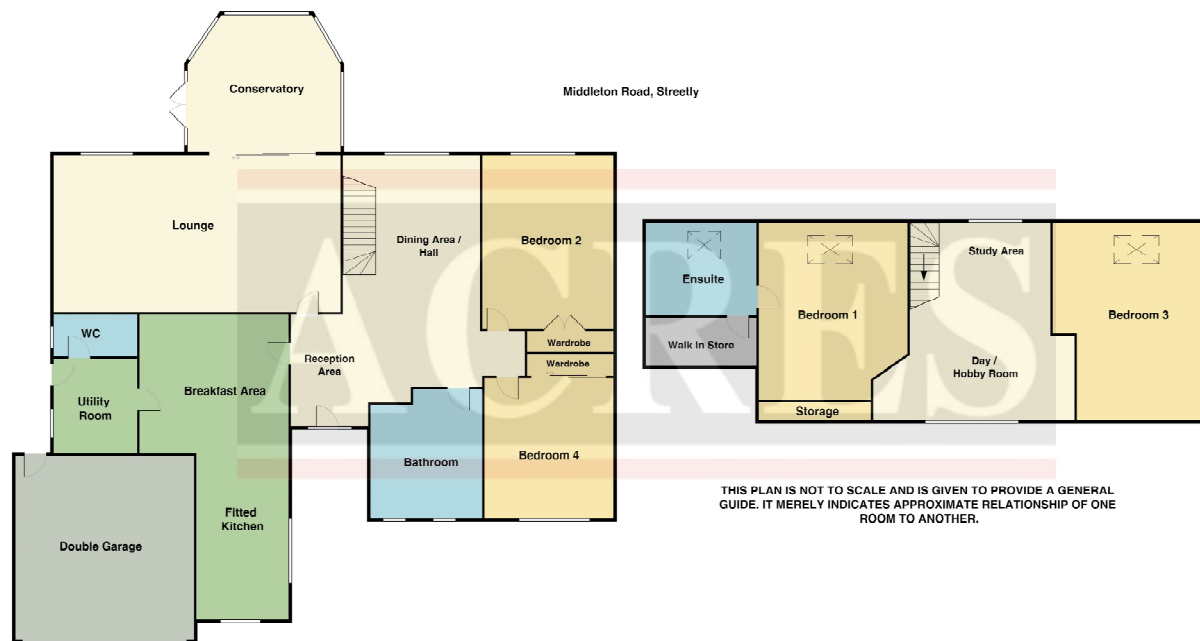
**COUNCIL TAX BAND:** F

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

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

**LOCATION:** Set off Foley Road East, in turn off Thornhill Road/Chester Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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.

