

ACRES

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

☎ 0121 323 3088



fouroaks@acres.co.uk

@ www.acres.co.uk



- ◆ Three/four bedrooms
- ◆ Two shower rooms
- ◆ Lounge
- ◆ Separate dining room
- ◆ Fitted kitchen
- ◆ Rear conservatory
- ◆ Set in a sought after location
- ◆ Scope for alteration/modernisation



189 CHESTER ROAD, STREETLY, B74 3NE - OFFERS AROUND £400,000

This extended and well maintained, semi-detached family home, is set in a sought after location of Streetly, close to well regarded schooling. Ideally positioned within walking distance of a host of shops and amenities, as well as local parks and community centres. Complemented by gas central heating and double glazing (both where specified), the property briefly comprises of porch, welcoming reception hallway, lounge, separate dining room, rear conservatory, fitted kitchen with large utility and guests wc/shower room off. To the first floor there are three/ four bedrooms, a well appointed shower room and separate wc. Externally there is a garage and to the rear is a private, well maintained garden. To fully appreciate the potential of this property, we highly recommend an internal inspection.

Set back from the main Chester Road on a service road, the property is accessed via a block paved driveway and side lawn into:

FULLY ENCLOSED PORCH: Front door with glazed inset and windows to side and rear, timber stained glazed door opens to:

WELCOMING RECEPTION HALL: 16'1" x 6'9" Obscure glazed windows to front, two useful storage cupboards, radiator.

LOUNGE: 15'10" x 10'8" Double glazed bay window to front, electric fire with feature stone fireplace, radiator.

DINING ROOM: 10'8" x 10'7" Double glazed sliding doors to conservatory, radiator, gas fire with stone surround and hearth.

REAR CONSERVATORY: 9'10" x 9'2" max / 7'6" min Double glazed windows and double French doors to rear.

FITTED KITCHEN: 8'6" x 7'3" Double glazed window to rear, stainless steel sink unit inset into work surfaces, there is a range of fitted units to both base and wall level including drawers, useful storage cupboard/pantry, space for cooker, recess for fridge/freezer, radiator.

UTILITY ROOM: 18'5" x 9'8" Door to front, pvc double glazed door to rear, stainless steel sink with fitted units to base and wall level, fitted workshop bench, access to:

GUESTS WC/SHOWER ROOM: Enclosed shower cubicle with glazed sliding splash screens, tiled splash backs, low level wc, sink unit.

STAIRS TO LANDING: Obscure glazed window to bedroom four/study.

BEDROOM ONE: 16'11" x 10'3" Double glazed bay window to front, two double built-in wardrobes, storage cupboard, radiator.

BEDROOM TWO: 13'3" x 9'11" Double glazed bay window to rear, double built-in wardrobe, useful storage cupboard, radiator.

BEDROOM THREE: 9'5" x 9' Double glazed window to front, radiator, obscure glazed door leading to:

BEDROOM FOUR/STUDY: 18' x 9'10" Double glazed windows to front and rear, wash hand basin with vanity unit beneath, built-in dressing table and drawers with three double wardrobes/radiator.

SEPARATE WC: Obscure double glazed window to rear, low level wc.

SHOWER ROOM: 7'3" x 5'6" Obscure double glazed window to rear, enclosed shower cubicle with glazed splash screen, sink unit, part tiled walls, airing cupboard.

GARAGE: 14'11" x 7'10" Double doors with fitted shelving. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area leads to a generous lawn, flanked by borders having an abundance of mature shrubs, bushes and trees, timber shed, greenhouse.



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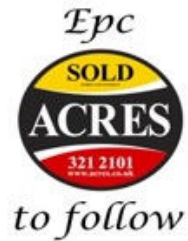
TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set on the service road off Chester Road



Chester Road, Streetly, B74 3NE



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.