

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Five bedrooms
- ◆ Family bathroom
- ◆ Spacious lounge opening to kitchen/diner
- ◆ Extended fitted kitchen
- ◆ Guests wc & utility room
- ◆ Garage
- ◆ Low maintenance rear garden
- ◆ Sought after location



12 WHITETHORN CRESCENT, STREETLY, B74 3SD - OFFERS AROUND £425,000

This deceptively spacious, freehold, semi-detached family home, is set within a prime, central and sought after location, being set close to well regarded schooling for all ages. Having public transport links by way of local bus services and shopping facilities nearby, the property is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising fully enclosed porch, reception hallway, spacious lounge opening to a dining area and extended breakfast kitchen with Velux skylights and fitted appliances, utility room and guests wc. To the first floor there are five bedrooms and a well appointed family bathroom, externally the property has a garage style store room and a low maintenance rear garden. To fully appreciate this extended, well presented property, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, the property is accessed via:

FULLY ENCLOSED PORCH: Multi-locking pvc obscure double glazed front door with pvc double glazed windows to side, built-in storage cupboard, radiator, front door opens to:

RECEPTION HALLWAY: 7'4" x 5'9" Glazed door, radiator, stairs off, doors to:

SPACIOUS LOUNGE: 25'4" x 14'6" Pvc double glazed window to front with fitted shutters, two radiators, electric feature fireplace with inset media wall.

EXTENDED FITTED BREAKFAST KITCHEN COMBINING DINING AREA: 21'9" x 11'3" Wide pvc double glazed windows and French doors to rear, Belfast sink unit inset to contemporary work surfaces having double base unit beneath, there is a further comprehensive range of fitted units to both base and wall level including pan drawers, central breakfast bar with space for two stools and additional cabinet space, integrated oven and grill, integrated dishwasher and fridge, four ring hob with extractor canopy over, under plinth and under cabinet lighting, two Velux skylights, fitted shelving, modern vertical radiator, wood effect flooring.

UTILITY ROOM: Belfast sink unit set into work surface, fitted units to wall, plumbing for washing machine, space for tumble dryer, radiator.

GUESTS WC: Low level wc, sink unit, tiling to floor.

STAIRS TO LANDING:

BEDROOM ONE: 13'11" x 7'11" Pvc double glazed window to front, two double and single built-in wardrobe, radiator.

BEDROOM TWO: 9'2" x 8'3" Pvc double glazed window to rear, radiator

BEDROOM THREE: 18'9" x 6'8" Pvc double glazed window to rear, radiator.

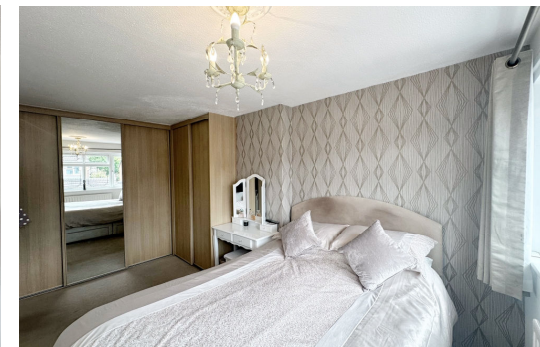
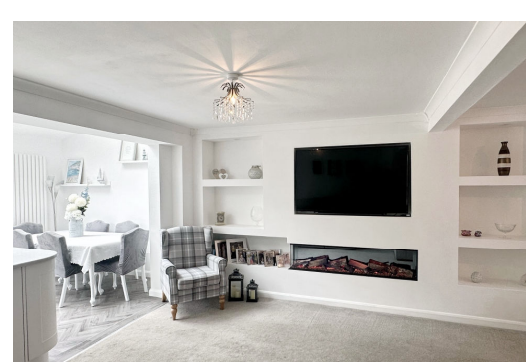
BEDROOM FOUR: 15'4" x 6'8" Pvc double glazed window to front, radiator, single and two double built-in wardrobes.

BEDROOM FIVE: 10'8" x 5'11" Pvc double glazed window to front, radiator.

WELL APPOINTED BATHROOM: 6'1" x 6'1" Obscure pvc double glazed window to rear, matching white suite comprising 'P'-shaped bath with shower over and glazed splash screen, vanity wash hand basin with unit beneath, storage/display shelving, low level wc, chrome ladder style radiator, tiled walls, wood effect flooring.

GARAGE: 17'11" x 6'9" Centre opening garage door with fitted shelving/racking. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Low maintenance rear garden with decking and seating area, steps leading to a paved courtyard, having a variety of mature shrubs and bushes.



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)

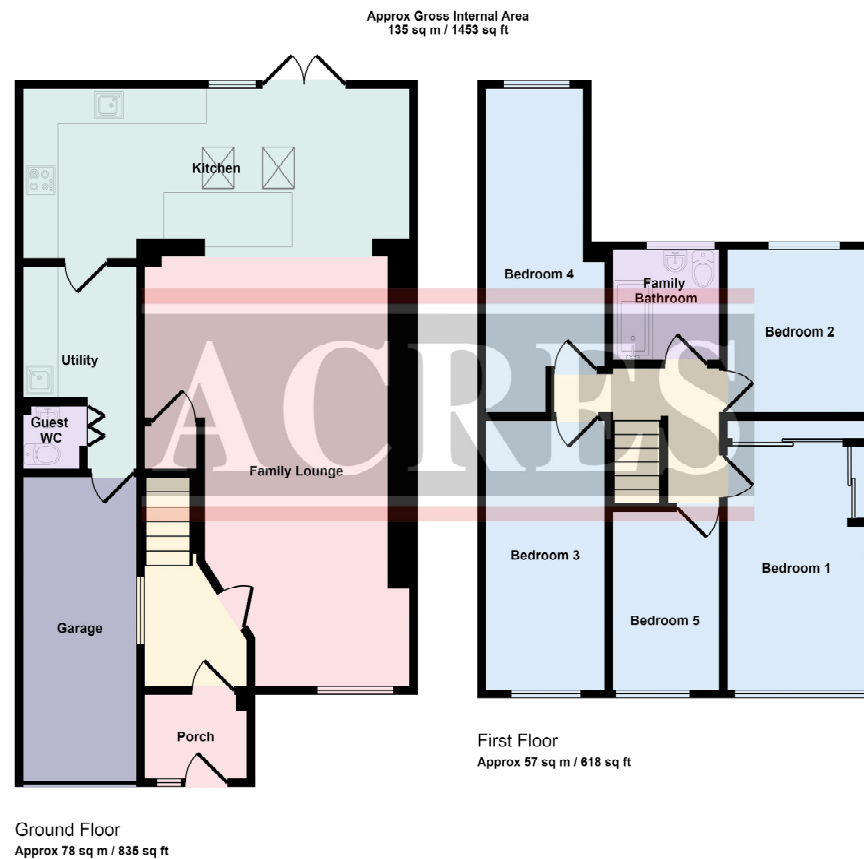
COUNCIL TAX BAND: C

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		84 B
69-80	C	75 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 may not look like the real items. Made with Made in Nappy 360.

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.

