

ACRES

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



- ◆ Two double bedrooms
- ◆ En-suite shower room
- ◆ Dining room/bedroom three
- ◆ Well appointed white bathroom
- ◆ Attractive lounge
- ◆ Re-fitted kitchen with integrated appliances
- ◆ Rear conservatory
- ◆ Well presented garden & patio area
- ◆ Attractive tree lined aspect to fore
- ◆ Much improved & well presented
- ◆ Sought after location



70 ALDRIDGE ROAD, STREETLY, B74 3TS - OFFERS AROUND £440,000

This deceptively spacious, much improved and well presented, freehold, detached bungalow, is set in a central, convenient location. Overlooking an attractive, tree lined front aspect, the property has a delightful rear garden and is enhanced further by the provision of gas central heating and pvc double glazing (both where specified). Briefly comprising deep enclosed porch, wide welcoming reception hall, lounge with feature fireplace, rear conservatory, fitted kitchen with integrated appliances and space for breakfast table, dining room/optional third bedroom, two further double bedrooms, the first having an en-suite shower room, further family bathroom and garage styled store room. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden and a tarmac twin car driveway, a block paved pathway to the side gives access to the property via pvc double glazed double doors opening to:

ENCLOSED PORCH: Further pvc part obscure double glazed door to rear together with multi-locking front door with obscure double glazed inset opens to:

RECEPTION HALL: Radiator, linen cupboard, Karndean feature wood style flooring.

ATTRACTIVE LOUNGE: 18'10" x 14' max / 11'2" min Pvc double glazed window to rear, Minster style fire place with matching hearth and mantle, having central electric log effect basket styled fire, radiator, pvc double glazed double French doors open to:

REAR CONSERVATORY: 14'7" x 9' Pvc double glazed windows to sides and rear with double glazed double French doors opening to garden, radiator, Karndean feature wood style flooring.

FITTED BREAKFAST KITCHEN: 13'9" x 9'10" Pvc double glazed double French doors to conservatory, single drainer sink unit set into sweeping granite work surface having tiled splash backs and downlighters, there is a comprehensive range of contemporary fitted units to both base and wall level including drawers, integrated dishwasher, elevated electric oven with separate grill, stainless steel gas hob with extractor canopy over, recess for American style fridge/freezer, radiator, Karndean feature wood style flooring, space for breakfast table.

DINING ROOM/OPTIONAL BEDROOM THREE: 9'3" x 8'2" Pvc double glazed window to side with shutters, radiator.

BEDROOM ONE: 14'9" x 9'10" Pvc double glazed window to front having shutters, double radiator.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, wall hung wash hand basin, low flushing wc, tiled splash backs, chrome ladder style radiator, Karndean feature wood style flooring.

BEDROOM TWO: 14'8" max / 11'8" min x 9'10" Pvc double glazed window to front having shutters, double radiator.

BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath, wash hand basin, low flushing wc, tiled splash backs, chrome ladder style radiator, Karndean feature wood style flooring.

GARAGE STYLED STORE ROOM: 8'4" x 8'3" Up and over door, outside tap.

OUTSIDE: Feature decking area opens to a lawned rear garden having shaped borders with shrubs, bushes and flowers, timber fencing.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

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



Aldridge 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.

