

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Delightful ground floor apartment
- ◆ Two double bedrooms
- ◆ En suite shower room
- ◆ Family bathroom
- ◆ Attractive lounge/dining room
- ◆ Fitted breakfast kitchen
- ◆ Allocated parking
- ◆ Security intercom door release
- ◆ Central Streetly village location opposite Sutton Park



1 HORSLEY ROAD, STREETLY, B74 3FE - OFFERS AROUND £230,000

This beautifully presented and well maintained ground floor apartment is set in a central location within Streetly village opposite Sutton Park, offering gas central heating and pvc double glazing (both where specified), the apartment fully benefits from a security intercom door release system and allocated parking together with separate visitor parking. With a variety of shrubs, bushes and trees the property is entered via a communal entrance hallway, access to the property via front door opening into welcoming reception hallway with a good size lounge and separate dining area, fitted breakfast kitchen, two double bedrooms, master benefitting from an en-suite shower room and a further family bathroom. To fully appreciate the property on offer we highly recommend an internal inspection of this ground floor apartment set in council tax band D. Outside allocated and visitor parking spaces with well maintained gardens leading to secure intercom door release system, leading to:-

ENTRANCE HALL: 9'03" max, 3'07" min x 10'06" Multi lock front door with useful storage cupboard and radiator.

LOUNGE DINER: 16'06" max, 7'05" min x 25'06" max, 19' min Three pvc double glazed windows to front, one pvc double glazed window to side, radiator in lounge area with separate dining area, space for four seater dining table.

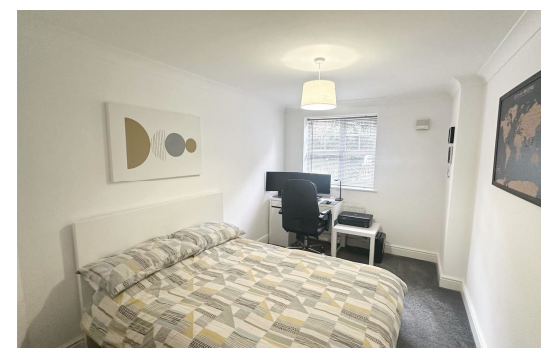
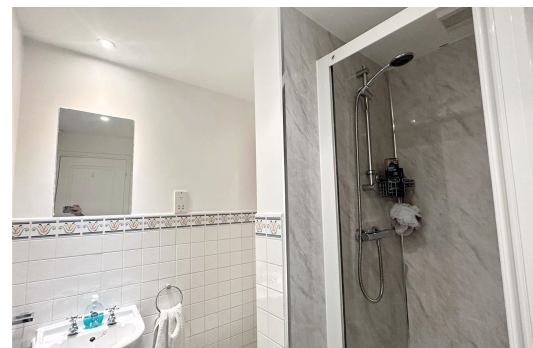
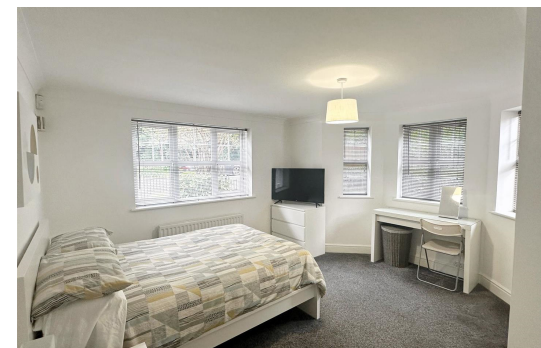
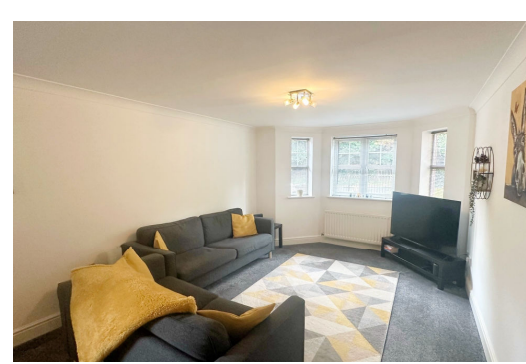
KITCHEN: 11'02" x 5'11" Pvc double glazed window to side, this contemporary matching white kitchen comprises of a range of cupboards fitted to both base and wall with double sink unit into roll edge work surfaces, an integrated fridge freezer and integrated dishwasher, plumbing for washing machine with stainless steel oven with four ring gas hob above and extractor canopy over, tiled splashbacks and tiled walls, radiator.

BEDROOM ONE: 16'01" x 13'04" Pvc double glazed window to front, pvc double glazed window to side and three built-in wardrobes with a radiator.

EN-SUITE SHOWER ROOM: 7' x 5' Shower with glazed screen and tiled splashback, low level WC with part tiled walls, wash hand basin, tiled floor and radiator.

BEDROOM TWO: 12'11" x 8'07" Pvc double glazed window to front and radiator.

BATHROOM: 5'06" x 6'04" Obscure pvc double glazed window to side, this matching white suite comprises of part tiled wall, bath with overhead shower spray, low level WC, wash hand basin and tiled floor.



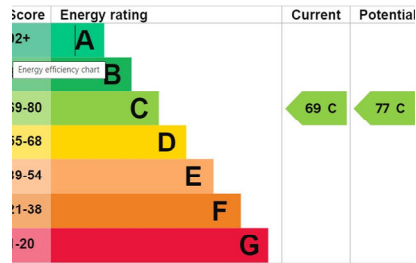
TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: C

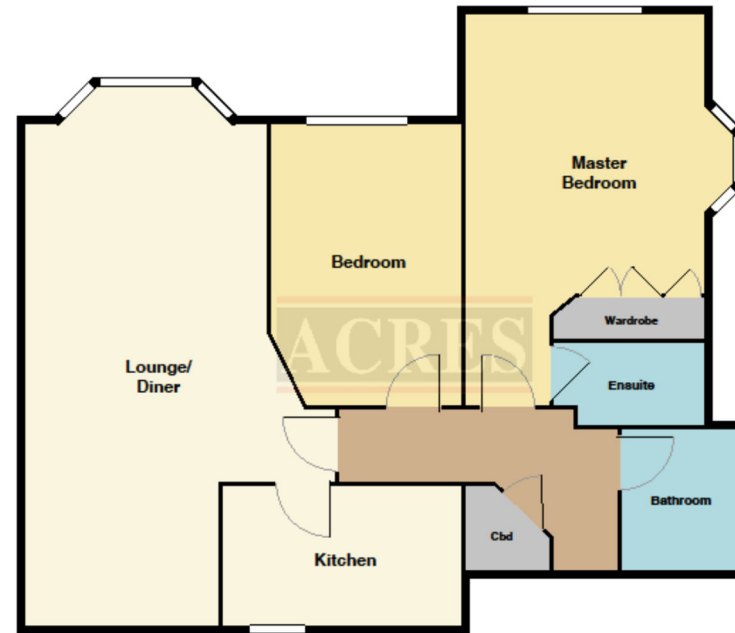
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Aldridge Road.



Horsley Road, Streetly, Walsall, B74 3FE



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.