

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Two bedrooms
- ◆ Shower room
- ◆ Large lounge
- ◆ Fitted breakfast kitchen with dining area
- ◆ Garage
- ◆ Private rear garden
- ◆ Cul-de-sac location
- ◆ NO UPWARD CHAIN



***7 BRIAR AVENUE, STREETLY, B74 3HY - OFFERS AROUND £425,000***

This deceptively spacious, freehold, link-detached bungalow, is set in a prime, central cul-de-sac location, being set close to Manor Primary infants and junior schooling. There are local bus services and shopping facilities available close by on Chester Road, along with being a short walk away from Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified), the property also offers the scope and potential for alteration/modernisation. To fully appreciate the property on offer, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, reception hallway, spacious lounge, breakfast kitchen with dining area, two double bedrooms, shower room, garage with rear storage and private garden.

Set back from the roadway behind a multi-vehicular driveway having side garden, access is gained to the accommodation via:

**FULLY ENCLOSED PORCH:** Built-in shelving, front door opens to:

**RECEPTION HALLWAY:** 11'10" x 9'4" Obscure pvc double glazed multi-locking front door with wood effect flooring, radiator.

**LOUNGE:** 17'5" x 11'5" Pvc double glazed window to rear, French doors to rear, coal effect gas fire set on a feature fireplace with marble hearth and decorative surround with mantle over, radiator.

**BREAKFAST KITCHEN:** 15'8" x 13'8" Pvc double glazed window to rear and door to side, double sink/drain unit set into rolled edge work surfaces, there is a range of fitted units to base and wall level, part tiled splash backs, space for cooker, hob over and extractor above, space for fridge, space and plumbing for washing machine, dining area having shelving, space for table and radiator.

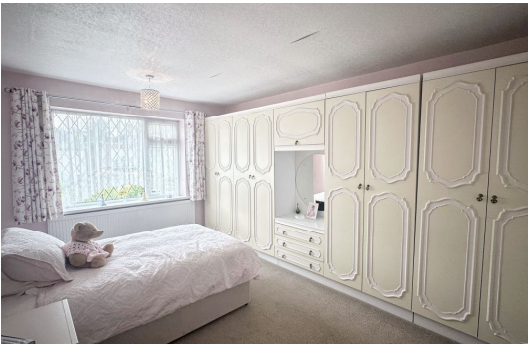
**SHOWER ROOM:** 10' x 6'1" Obscure pvc double glazed windows to front and side, matching white suite comprising double shower cubicle, wash hand basin, low level wc, tiled walls, wall mounted storage cupboard, additional useful storage cupboard, radiator.

**BEDROOM ONE:** 14'7" x 10'5" Pvc double glazed window to front, radiator.

**BEDROOM TWO:** 11'4" x 10'8" Pvc double glazed windows to front and side, radiator.

**GARAGE:** 17'7" x 8'4" Double garage door to front, storage cupboards and shelving. To the rear of the garage is an additional storage area. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved area leading to a private lawned area with 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)

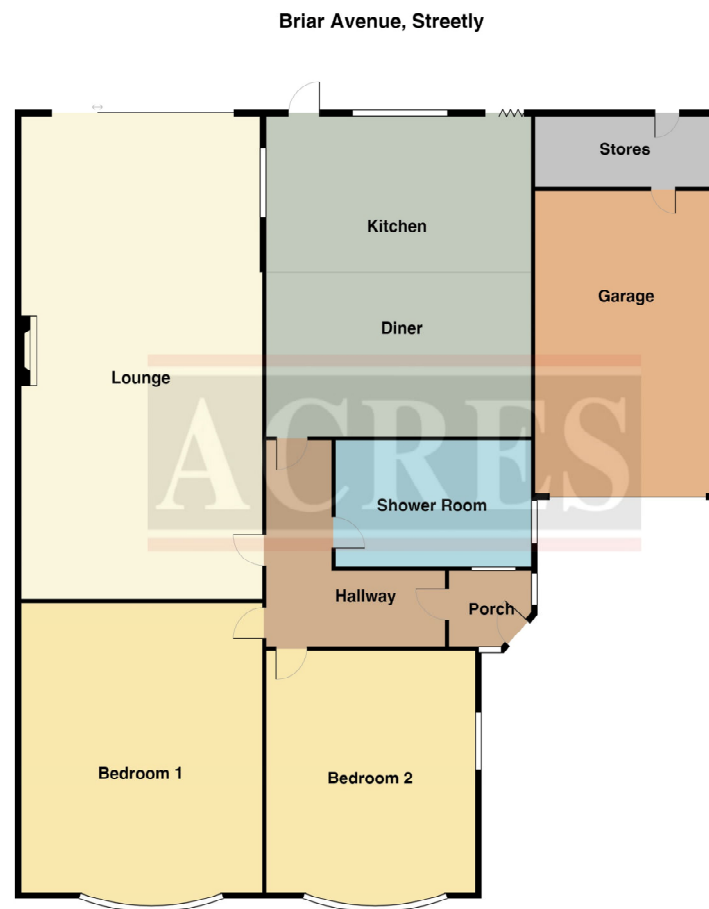
**COUNCIL TAX BAND:** E

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

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

**LOCATION:** Set off Thorney Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.

