

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three bedrooms
- ◆ Family bathroom
- ◆ Enlarged, spacious lounge
- ◆ Dining/family room
- ◆ Fitted kitchen
- ◆ Substantial utility room with wc
- ◆ Side garage
- ◆ Generous mature rear garden
- ◆ NO UPWARD CHAIN



***31 MAYFIELD ROAD, STREETLY, B74 3PY - OFFERS AROUND £450,000***

Set in a central, well regarded, convenient location, within only a few hundred metres radius of shopping facilities on Chester Road, the property is also similarly placed for public transport links, together with well regarded schooling. Complemented by gas central heating and double glazing (both where specified), this traditional styled, freehold, detached family home, offers great scope and potential, of which to fully appreciate, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, welcoming reception hall, imposing, enlarged lounge, dining/family room, fitted kitchen, opening to a large utility room having guests wc off. To the first floor there are three bedrooms, together with a family bathroom, additionally the property has a side garage and a generous, mature rear garden.

Set back from the roadway behind a multi-vehicular block paved driveway having side lawn with shrubs, access is gained to the property via pvc double glazed double doors opening to:

**FULLY ENCLOSED PORCH:** Part obscure glazed timber stained door to:

**RECEPTION HALL:** Obscure window to front, radiator.

**SPACIOUS LOUNGE:** 21'9" into bay x 11'6" Deep and wide double glazed bay window to rear with French door to garden, coal effect living flame gas fire set on a marble hearth having matching recess, double radiator.

**DINING/FAMILY ROOM:** 15'3" max / 12'3" min x 11'4" Pvc double glazed bay window to front, double radiator, coal effect living flame gas fire set on a marble hearth.

**KITCHEN:** 9'3" x 8'6" Double glazed window to rear, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and a wall level including drawers, radiator, cooker recess.

**UTILITY ROOM:** 18'5" max / 9'10" min x 8'7" max / 5'6" min Pvc double glazed windows and door to rear with further pvc double glazed window and door to front, single drainer sink unit, fitted wall and base units, space for washing machine, dryer and fridge/freezer.

**SEPARATE WC:** Obscure window to rear, low flushing wc, wash hand basin.

**STAIRS TO LANDING:** Obscure window to side.

**BEDROOM ONE:** 15'10" max / 12'1" min x 11'6" max / 9'6" min Pvc double glazed bay window to front, radiator, three double fitted wardrobes with central drawer unit.

**BEDROOM TWO:** 12' x 11'6" Two double glazed windows to rear, radiator.

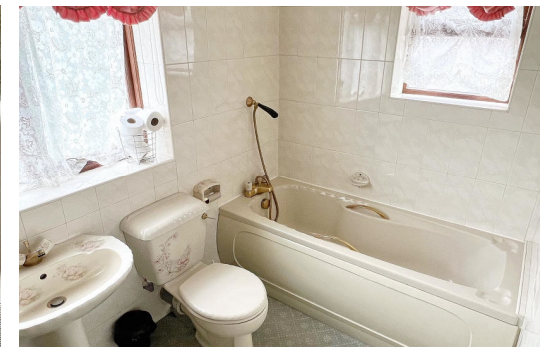
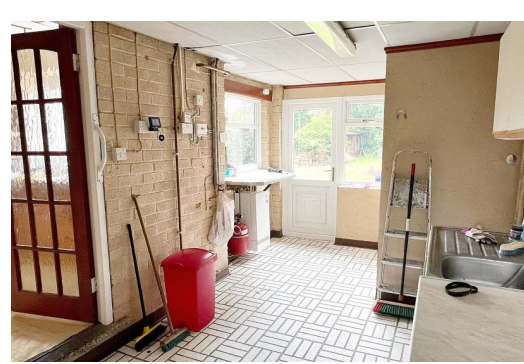
**BEDROOM THREE:** 11'4" max / 9' min x 9'9" Pvc double glazed window to front, radiator, double fitted wardrobe, low level door accessing deep storage cupboard off.

**BATHROOM:** Obscure double glazed windows to side and rear, matching suite comprising bath, wash hand basin, low flushing wc, enclosed shower cubicle, radiator, tiled splash backs.

**GARAGE:** 18'8" x 7'6" Pvc double glazed obscure window to side, door to utility room. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved patio area to a generous lawned rear garden having shaped borders with mature shrubs and bushes, timber shed and summerhouse.





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)

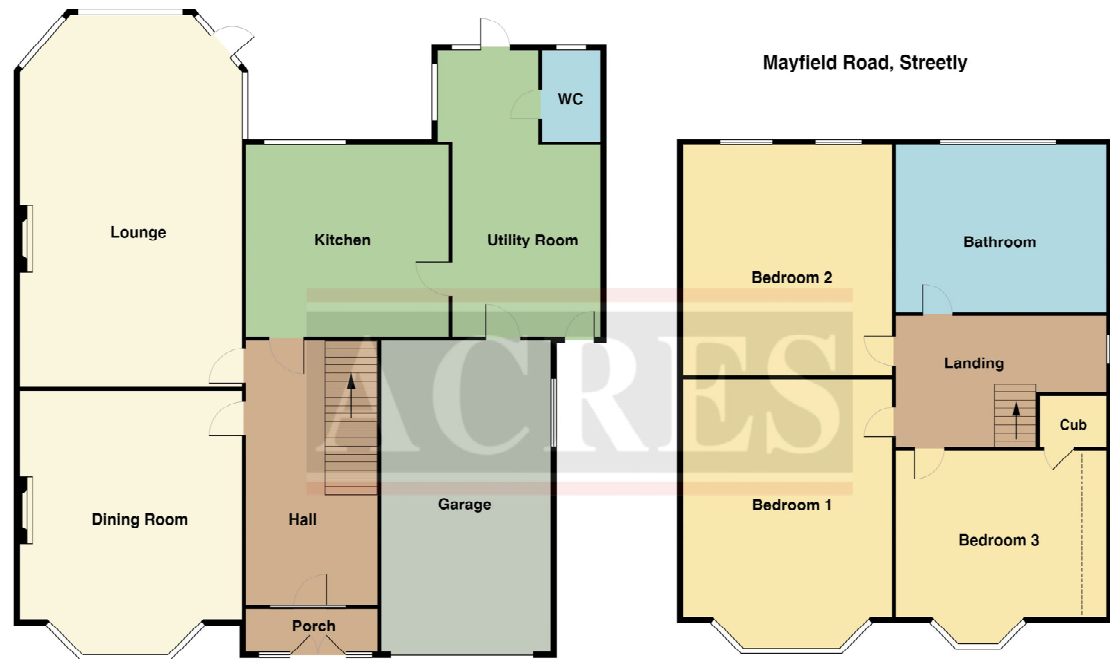
**COUNCIL TAX BAND:** E

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

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

**LOCATION:** Set as a continuation of Grosvenor Avenue, off Foley Road West

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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.