

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Two double bedrooms
- ◆ Well appointed shower room
- ◆ Spacious lounge
- ◆ Extended breakfast kitchen/diner
- ◆ Study & garage
- ◆ Utility room & guests wc
- ◆ Well maintained rear garden
- ◆ Set in a prime location close to Sutton Park



48 STREETLY CRESCENT, FOUR OAKS, B74 4PZ - OFFERS AROUND £575,000

Being superbly presented and enlarged, this delightful, freehold, detached bungalow is set in a prime, central and sought after location, close to Sutton Park. Four Oaks offers excellent public transport links including access to the Cross City rail line and local bus services, together with well regarded schooling. There is a variety of restaurants, shopping facilities and further amenities at both Mere Green and 'The Crown'. This light and airy bungalow includes an extended kitchen/diner with living space and separate study overlooking its generous, well maintained, landscaped rear garden, which has an element of privacy. Briefly comprising porch, welcoming reception hall, large family lounge, utility with guests wc, two double bedrooms and a well appointed shower room and garage. To fully appreciate this thoughtfully designed property, we highly recommend an internal inspection.

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

FULLY ENCLOSED PORCH: Multi-locking door with pvc double glazed side panels opens to:

WELCOMING RECEPTION HALL: 13'9" x 9'1" Obscure glazed door and window to front, useful storage/cloaks cupboard, contemporary cast iron radiator.

GENEROUS LOUNGE: 16'11" x 11'11" Pvc double glazed windows to front and side, gas feature fireplace with marble hearth and stone surround, radiator.

EXTENDED, FITTED KITCHEN/DINER: 23'3" x 11'6" Pvc double glazed windows to rear, pvc double glazed French doors to side, square edged work surfaces with inset double stainless steel sink/drainage unit, there is a range of fitted units to both base and wall level including pull out storage units and pan drawers, splash backs, integrated double oven, four ring gas hob with extractor canopy over, space for fridge/freezer and dishwasher, tiled floor, glazed door to utility, opening to Dining/Living Area: Wood effect flooring, space for dining table and seating.

STUDY: 9'10" x 8'5" Pvc double glazed window to rear, double glazed roof lantern, wood effect flooring, modern vertical radiator.

UTILITY: 7'11" x 7'4" Double glazed Velux window, stainless steel sink set into square edged work surfaces, plumbing for washing machine, space for tumble dryer, tiled splash backs, built-in storage cupboard with shelving, tiled floor, radiator.

GUESTS WC: Low level wc, wall hung sink unit, tiled splash backs and flooring.

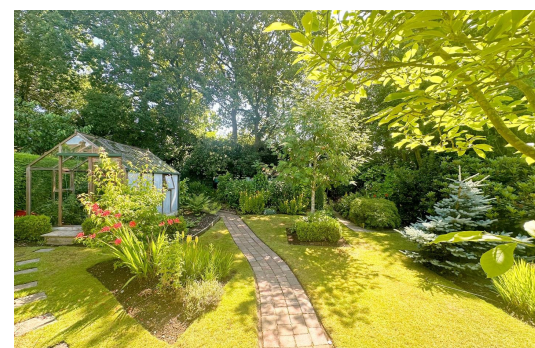
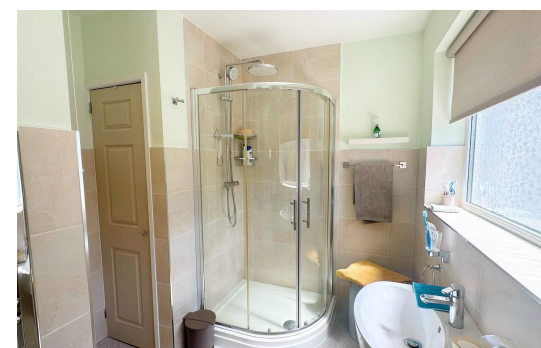
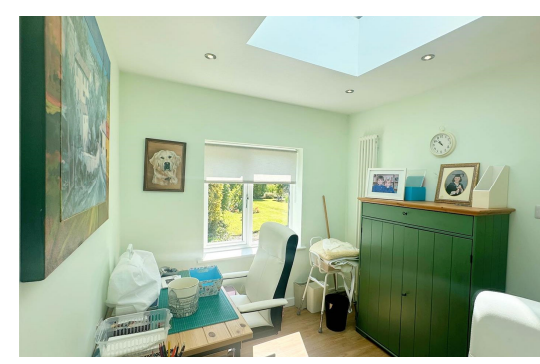
BEDROOM ONE: 14'1" x 11'11" Pvc double glazed bay window to front, space for two double wardrobes and dresser unit, radiator.

BEDROOM TWO: 12'7" x 11'11" Pvc double glazed bay window to rear, space for wardrobes and drawer unit, radiator.

SHOWER ROOM: 9' x 8'6" Pvc double glazed obscure window to rear, tiled walls, matching suite comprising double shower cubicle with sliding glazed doors, low level wc, wall hung sink unit, storage cupboard with shelving, tile effect flooring, chrome ladder style radiator.

GARAGE: 18'11" x 8'7" Up and over garage door **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved seating area leading to a large lawn with a variety of mature shrubs, bushes and trees, separated into two areas with two sheds, greenhouse, a number of flower beds, backing onto Bennett Road, creating an element of privacy.



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 Park View Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Streetly Crescent, Four Oaks, Sutton Coldfield, B74 4PZ



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.