

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088



fouroaks@acres.co.uk

@ www.acres.co.uk



- ◆ Four bedroom family home
- ◆ Well appointed family bathroom
- ◆ Master bedroom having en-suite
- ◆ Rear L shaped lounge and dining room
- ◆ Fitted breakfast kitchen
- ◆ Study
- ◆ Utility room & guest WC
- ◆ Garage
- ◆ Sought after location
- ◆ Mature rear garden



***9 BRACKEN WAY, STREETLY, B74 3PF - OFFERS AROUND £385,000***

This well presented and deceptively spacious freehold traditional styled semi detached family home is set in a well regarded and convenient location. Occupying a cul de sac location within short walking distance of shopping facilities and public transport links readily available, the property is additionally well served by well regarded schooling and benefits from the provision of pvc double glazing and gas central heating (both where specified). The property has been extended to accommodate a full grown family and briefly comprises of:- Reception hallway having guest wc, rear 'L' shaped lounge and dining room, fitted kitchen with utility and study off. To the first floor there are four good size bedrooms, the master bedroom having an ensuite shower room and an additional family bathroom, externally there is a mature rear garden with two separate sitting areas and a garage. To fully appreciate this much improved and enlarged family home we highly recommend an internal inspection of this freehold property set in council tax band D.

Set back from the roadway behind a multi vehicle driveway, access to the property is gained via:-

**ENTRANCE HALL: 12'04" x 5'09"** Obscure pvc double glazed window to front, obscure pvc double glazed door and radiator.

**GUEST WC:** Obscure glazed window to front with low level wc and wall hung sink.

**LOUNGE: 19' x 17'03" max, 9'03"** 'L' shaped lounge with full length pvc double glazed window to rear, two radiators.

**DINING ROOM: 16'06" x 9'03"** Pvc double glazed sliding doors to rear and radiator.

**KITCHEN: 14'02" x 7'10"** Pvc double glazed window to front, this fitted kitchen comprises of a range of cupboards fitted to both and wall with a variety of pull out storage units and pan drawers, single one and a half bowl sink and drainer unit set into a roll edge work surfaces with an integrated double oven and eye level grill, four ring hob with extractor over, integrated dishwasher and tiled splashbacks with tiled floor and radiator, with glazed door into study.

**STUDY: 6'08" x 5'11"** Wall mounted shelving and bookstands.

**UTILITY: 9'10" x 6'10"** Pvc double glazed window to side, pvc double glazed door to side, work surface with plumbing for washing machine and space for tumble dryer below and radiator.

Stairs to:-

**LANDING:** Useful storage cupboard.

**BEDROOM ONE: 14'03" x 9'03"** Pvc double glazed window to rear, one double and three single wardrobes with additional storage area and radiator.

**EN-SUITE: 6'07" x 6'01"** Obscure pvc double glazed window to side, tiled walls with a corner double shower unit with glazed shower screen and built-in wc with storage units, wash hand basin with vanity unit and radiator.

**BEDROOM TWO: 11'04" x 8'07"** Pvc double glazed window to front, built-in storage area and radiator.

**BEDROOM THREE: 13'05" x 10'** Pvc double glazed window to rear, built-in storage shelving and radiator.

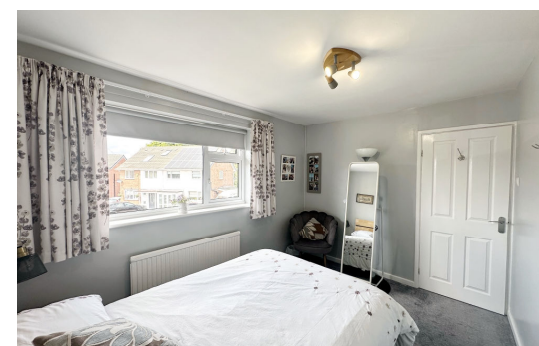
**BEDROOM FOUR: 10' x 6'09"** Pvc double glazed window to rear, shelving unit and radiator.

**BATHROOM: 9'02" x 5'04"** Obscure pvc double glazed window to front, this matching suite comprises of a bath with overhead shower, tiled walls, wash hand basin with shelving to wall, low level wc and a ladder effect radiator.

**GARDEN:** With porcelain paved area for sitting leading to lawned area which is made up of a variety of shrubs, bushes and trees, to additional paved area, access to:-

**GARAGE: 18'07" x 8' (please check these measurements are suitable for your own vehicle)** Up and over garage door with additional storage to rear and shelving to wall.





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)

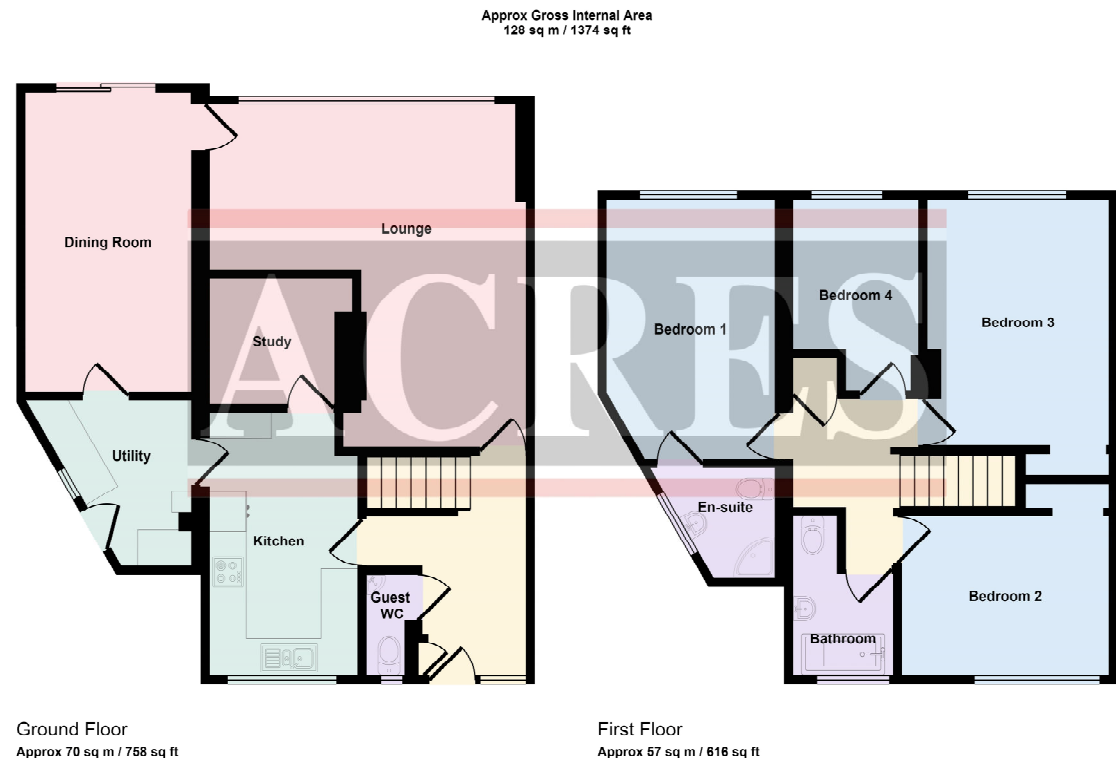
**COUNCIL TAX BAND:** D

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

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

**LOCATION:** Set off Blackwood Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.