

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three bedroom semi detached
- ◆ Three good size bedrooms
- ◆ Lounge & dining area
- ◆ Fitted kitchen
- ◆ Garage and off road parking
- ◆ Front & rear gardens
- ◆ Superb location
- ◆ Close to travel routes and amenities



***20 GROVE WAY, STREETLY B74 2JD - OFFERS AROUND £385,000***

This well presented and superbly maintained, freehold, semi detached family home is set in a well regarded convenient location. Within walking distance of shopping facilities and public transport links, the property is additionally served by well regarded schools and benefits from the provision of double glazing and gas central heating (both where specified). The property briefly comprises reception hallway, lounge, dining area and fitted kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is a very generous, mature rear garden with tree and shrub borders and further benefits include block paved multi vehicle driveway and garage. To fully appreciate this lovely family home, we highly recommend an internal inspection at your earliest convenience.

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

**DOUBLE GLAZED PORCH:** Having door to:

**RECEPTION HALL:** Having central heating radiator, stairs rising to the first floor, built-in understairs cupboard, door to kitchen and door to:

**LOUNGE:** 14'6" max x 10'5" max Having central heating radiator, sliding double glazed patio doors to rear and walk through to:

**DINING AREA:** 9'2" x 8'9" Having central heating radiator, sliding double glazed patio doors to rear and walk through to:

**FITTED KITCHEN:** 11'9" x 8'8" Having a range of wall and base units with worksurface over incorporating one and a half bowl single drainer sink unit, tiled floor, tiled splashbacks, double glazed window to front and door to:

**SIDE PASSAGE:** Having door to front and sliding patio doors to rear.

**FIRST FLOOR LANDING:** Having loft access, double glazed window to front, built-in cupboard and doors off to:

**BEDROOM ONE:** 13'6" max x 10'1" max Having central heating radiator and double glazed window to rear.

**BEDROOM TWO:** 10'1" x 9'11" Having central heating radiator, built-in cupboard and double glazed window to rear.

**BEDROOM THREE:** 11'1" x 7'9" Having central heating radiator and double glazed window to front.

**BATHROOM:** Having suite comprising P shaped bath, wash hand basin, low flush w.c., heated towel rail, part tiled walls, tiled floor and obscure double glazed windows to front and side.

**OUTSIDE:** To the front of the property there is a block paved multi vehicle driveway leading to:

**GARAGE:** 15'10" x 8'0" Having double doors to front.



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**TENURE:** We have been informed by the vendor that the property is 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 Valley Road, in turn off Bankside Crescent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Grove Way, Streetly, B74 2JD



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.