

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four optional bedrooms, two set to ground floor
- ◆ Ground floor family shower room
- ◆ First floor additional white shower room
- ◆ Attractive rear lounge
- ◆ Dining room/bedroom 3
- ◆ Fitted kitchen with appliances
- ◆ Snug & laundry room
- ◆ Generous mature rear garden
- ◆ Set in a sought after location
- ◆ NO UPWARD CHAIN



69 INGLEWOOD GROVE, STREETLY, B74 3LW - OFFERS IN EXCESS OF £525,000

This highly deceptive, spacious, much improved, Freehold detached family home is set in a prime, central, sought after location off Wood Lane, Streetly. Much improved and set upon a generous private mature plot, the property is complemented by the provision of gas central heating together with pvc double glazing (both where specified). Thoughtfully designed, the generously proportioned accommodation is entered via a welcoming reception hall having rear lounge off, there is an optional dining room/fourth bedroom, together with fitted breakfast kitchen having integrated appliances in turn having a snug off and utility room; there is a ground floor double bedroom and a well appointed white shower room. To the first floor there is the option of two further bedrooms, the large master having an en-suite shower room off, with the fourth bedroom being fitted with wardrobes/shelving thus providing the option of a dressing room. The property has a single car garage. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway, access is gained to the accommodation via:

RECESSED PORCH: Having timber stained front door with obscure glazed insets opening to:

RECEPTION HALL: Double radiator, under stairs storage cupboard, under stairs cloakroom, oak flooring.

SPACIOUS REAR LOUNGE: 17'5" max/11' min x 17' max/11'9" min: Two pvc double glazed windows with central double glazed French door to rear garden, double radiator.

DINING ROOM/OPTIONAL BEDROOM FOUR OR STUDY: 12'3" max/8'8" min x 11'10" max/6'10" min: Pvc double glazed bay window to front, double radiator, recess having fitted shelving.

FITTED BREAKFAST KITCHEN: 11'9" x 10'10": Pvc double glazed window to rear, white enamel one and a half bowl sink unit set into contemporary work surfaces having tiled splash backs; there are a comprehensive range of fitted units to both base and wall level including pan drawer units, integrated dishwasher and fridge, stainless steel oven having gas hob over in turn with extractor canopy above, double radiator, space for table, tiled floor.

SNUG: 10'7" x 7'9": Pvc double glazed windows to side and rear, double radiator, tiled floor, opening to:

UTILITY ROOM: 7'10" x 7': Half glazed door to side, recesses for washing machine and dryer, space for fridge freezer, work surface, door to garage.

BEDROOM TWO: 15'6" max/14'2" min x 11'10": Pvc double glazed bay window to front, double radiator.

SHOWER ROOM/POTENTIAL BATHROOM: 9' x 6'10": Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle with glazed splash screens, vanity wash hand basin with base unit beneath, low flushing wc, double radiator, tiling to walls.

RETURN STAIRS TO LANDING: Feature stairway having exposed timber spindles and handrail, large double glazed Velux window to front, radiator.

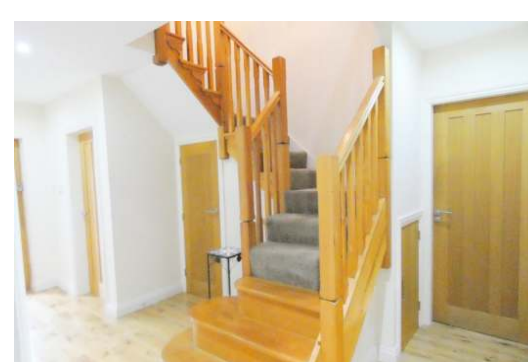
BEDROOM ONE: 19'10" measured at floor level x 13'9": Pvc double glazed window to rear, double radiator, storage cupboards into eaves.

EN-SUITE SHOWER ROOM: Pvc double glazed window to rear, matching white suite comprising large shower cubicle, vanity wash hand basin with double base unit beneath, low flushing wc, radiator, chrome ladder style radiator, tiled splash backs.

BEDROOM FOUR/DRESSING ROOM: 14'5" x 6'10" max/5'1" min: Pvc double glazed window to rear, double radiator, being fitted with hanging rails and shelving. Having walk-in store room off.

GARAGE: 16' x 8' (Please check the suitability of this garage for your own vehicle): Door to utility room.

OUTSIDE: Patio area to a substantial, mainly lawned rear garden offering a high degree of privacy, flanked by borders having mature shrubs, bushes and trees.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



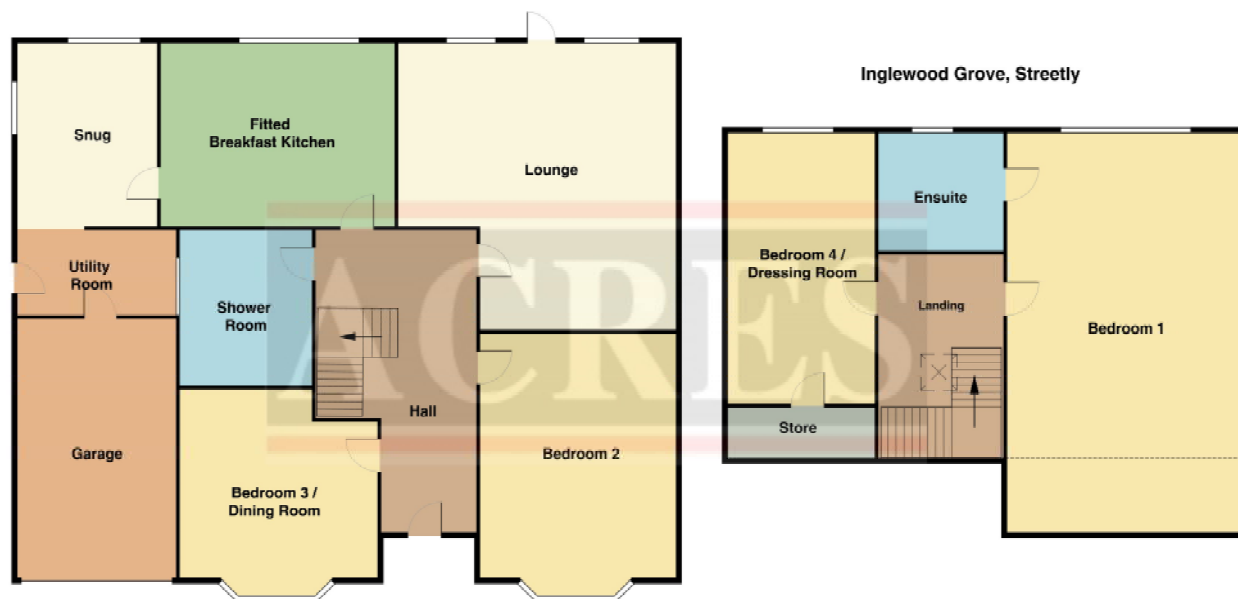
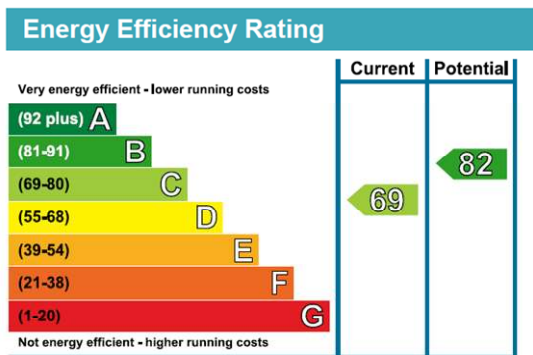
TENURE: We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: E.

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Wood Lane.



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.