

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three double bedrooms
- ◆ Well appointed family bathroom with bath & separate shower
- ◆ Attractive, spacious lounge with diner
- ◆ Fitted kitchen with utility off
- ◆ Rear family/day room
- ◆ Substantial rear garden with bar/cabin
- ◆ Guests wc & garage



6 DERWENT CLOSE, STREETLY, B74 3LQ - OFFERS AROUND £385,000

This delightful, well presented and much improved, deceptively spacious, extended, freehold, semi-detached family home, is set in a prime, central and sought after location. Positioned within an approximate one mile radius of Streetly Village which offers a variety of shops and bars, together with Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified), this family home additionally is set close to open countryside and briefly comprises entrance hall, guests cloakroom/wc, spacious lounge with dining and study areas, utility space leading into a fitted kitchen having rear family/day room to side. To the first floor there are three double bedrooms, with a well appointed family bathroom offering a bath and separate shower cubicle. Outside there is a mature rear garden with den and sitting/entertaining area, together with a rear garage.

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

ENTRANCE HALL: 8'10" x 5'7" Obscure pvc double glazed window to side, multi-locking front door, wood effect flooring, useful storage cupboard, door to:

GUESTS CLOAKROOM/WC: Two obscure pvc double glazed windows to side, obscure pvc double glazed window to front, low level wc, wall hung wash hand basin, tiled splash backs, wood effect flooring.

SPACIOUS LOUNGE/DINING AREA: 24'7" x 19'9" max / 10'8" min Pvc double glazed bay window to front, obscure pvc double glazed window to side, feature fireplace having flame effect electric fire, space for dining table and chairs, additional home office space, three modern vertical radiators.

FITTED KITCHEN COMBINING UTILITY:

Fitted Kitchen: 9'9" x 8'7" Pvc double glazed window to rear, single drainer sink unit set into square edged work surfaces, there is a range of fitted units to both and wall level including drawers, Range style cooker with extractor canopy over, tiled walls & floor, space for fridge/freezer, integrated fridge & dishwasher.

Utility Area: 8'8" x 8' Obscure pvc double glazed window to side, inset sink into square edged work surfaces, built-in cabinet with storage space, tiled walls, space for dryer, plumbing for washing machine.

REAR FAMILY/DAY ROOM: 17'11" x 9'6" Full length pvc double glazed window to rear, pvc double glazed door to side, wood effect flooring, wall mounted feature fireplace, radiator.

STAIRS TO LANDING: Obscure pvc double glazed window to side.

BEDROOM ONE: 14'5" x 10'4" Pvc double glazed bay window to front, three double fitted wardrobes, radiator.

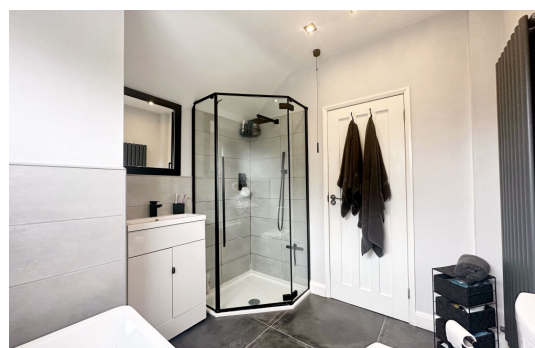
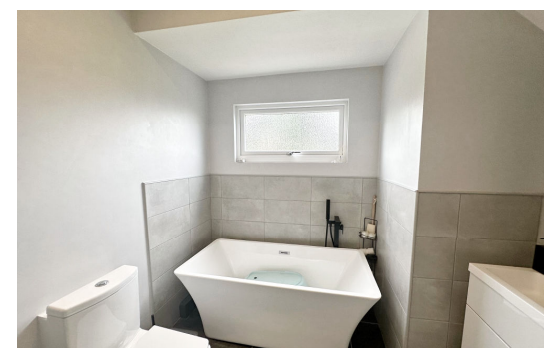
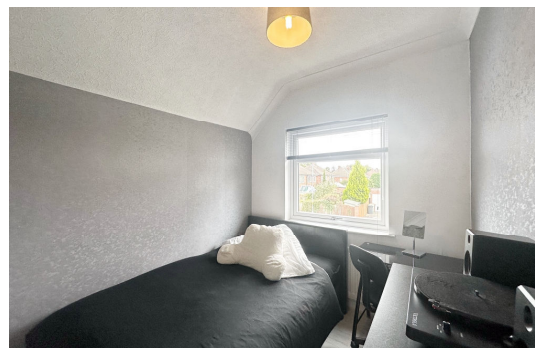
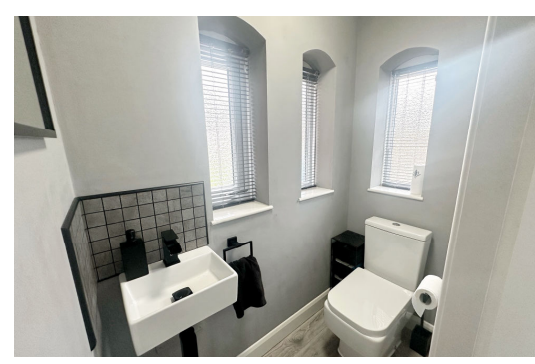
BEDROOM TWO: 11'8" x 10'1" Pvc double glazed window to rear, built-in wardrobe with overhead storage, radiator.

BEDROOM THREE: 8'10" x 7'10" Pvc double glazed window to front, alcove storage space, wood effect flooring, radiator.

BATHROOM: 8'4" x 7'4" Obscure pvc double glazed window to rear, matching contemporary white suite comprising freestanding bath, double shower cubicle with glazed door, wash hand basin with vanity unit beneath, tiled floors, part tiled walls, modern vertical radiator.

REAR GARAGE: 18' x 8'2" Mid-opening garage door **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Two separate patio areas, rear bar & sitting/entertaining area, lawned garden offering a variety of shrubs and bushes.



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)

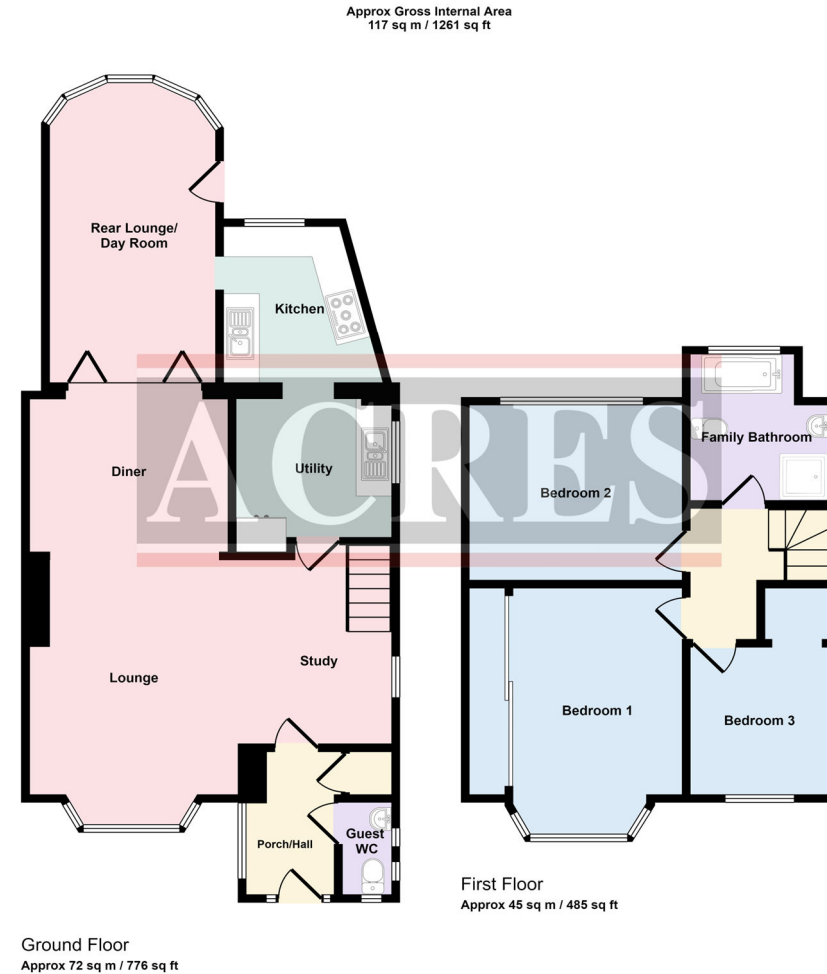
COUNCIL TAX BAND: C

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Coniston Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	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.