

# ACRES

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

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- ◆ Three bedrooms
- ◆ White en-suite shower room
- ◆ Family bathroom with white suite
- ◆ Spacious lounge
- ◆ Dining room
- ◆ Fitted breakfast kitchen with appliances
- ◆ Guests cloakroom/wc
- ◆ Parking to side
- ◆ Set close to open countryside/local amenities
- ◆ No upward chain



***14 ENTERPRISE DRIVE, OFF ALDRIDGE ROAD, STREETLY, B74 2DZ - OFFERS AROUND £360,000***

This freehold, detached family home, is set in a central location, close to local amenities including schooling for all ages, a local bus service, together with a range of shopping facilities which are available on the Chester Road. Complemented by gas central heating and pvc double glazing (both where specified), the property offers thoughtfully designed, well proportioned accommodation, of which to fully appreciate we highly recommend an internal inspection. Briefly comprising reception hall, guests cloakroom/wc, attractive lounge, dining room, fitted breakfast kitchen with appliances, to the first floor there are three bedrooms, the master having an en-suite shower room, together with a family bathroom, both provided with white suites.

Set back from the roadway behind borders having shrubs and bushes, pathway leads to:

**CANOPY PORCH:** Part obscure double glazed door opens to:

**RECEPTION HALL:** Radiator, cloaks cupboard.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to front, white low flushing wc, matching wash hand basin, radiator.

**LOUNGE:** 17'7" max / 15'8" min x 10'3" Pvc double glazed bay window to front, two double radiators, archway to:

**DINING ROOM:** 10'3" x 9' Pvc double glazed double French doors to rear, radiator.

**FITTED BREAKFAST KITCHEN:** 9'7" x 9'4" Pvc double glazed window to rear, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of gloss finish fitted units to both and wall level including drawers, integrated washing machine, stainless steel oven having gas hob above, double radiator, space for breakfast table.

**RETURN STAIRS TO LANDING:** Pvc double glazed window to side, airing cupboard.

**BEDROOM ONE:** 11'7" x 10'4" Pvc double glazed window to front, radiator.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle with glazed splash screen, wash hand basin, low flushing wc, tiled splash backs, radiator.

**BEDROOM TWO:** 10'7" x 10'4" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 9'9" max / 7'1" min x 8'6" max / 5' min Pvc double glazed window to rear, radiator.

**BATHROOM:** Pvc double glazed obscure window to front, matching white suite comprising bath, wash hand basin, low flushing wc, tiled splash backs, radiator.

**OUTSIDE:** Paved patio area to a lawned rear garden having timber fencing, shrubs and bushes.

**PARKING:** Tarmac parking area set to sides.



**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 Aldridge Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.