

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Three bedrooms
- ◆ Bathroom with separate shower
- ◆ Attractive rear lounge
- ◆ Separate dining room
- ◆ Enlarged breakfast kitchen
- ◆ Garage
- ◆ Set close to schooling & transport links
- ◆ No upward chain



52 BRABHAM CRESCENT, STREETLY, B74 2BW - OFFERS AROUND £350,000

This well presented, much improved and enlarged, freehold, semi-detached family home, is set in a prime, central location, close to well regarded schooling for all ages, together with public transport links. The property is close to a host of local shopping facilities and amenities, which can be found within walking distance on the Chester Road. Complemented by pvc double glazing and gas central heating (both where specified), the property briefly comprises of porch, reception hall, enlarged rear lounge, dining room, fitted breakfast kitchen, three generous bedrooms and a family bathroom having an additional, separate shower cubicle. Externally the property has a garage and a private rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

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

PORCH: Multi-locking pvc double glazed door leads into:

RECEPTION HALL: 13'7" x 3'4" Obscure glazed front door, wood effect flooring, radiator.

LOUNGE: 22'5" x 11'9" Pvc double glazed patio doors to rear, coal effect feature fireplace, tiled hearth and brick surround, glazed window to kitchen, radiator.

DINING ROOM: 17' max x 8'6" Pvc double glazed bay window to front, obscure pvc double glazed window to side, alcove for storage, radiator.

FITTED KITCHEN: 20'9" max x 8'3" max Pvc double glazed window to rear, glazed window to lounge, obscure pvc double glazed door and window to side, one and a half bowl sink/drainage unit set into square edged work surfaces, there is a range of fitted units to both and wall level including drawers, complementary tiled splash backs, four ring gas hob with extractor canopy over, eye level fitted oven and grill, additional drawers beneath, breakfast bar with additional storage, space for table and chairs, radiator, pantry with shelving and obscure pvc double glazed window to side.

STAIRS TO LANDING: Pvc double glazed window to side, airing/storage cupboard.

BEDROOM ONE: 13'7" x 10'6" Pvc double glazed window to rear, single and double built-in wardrobe, radiator.

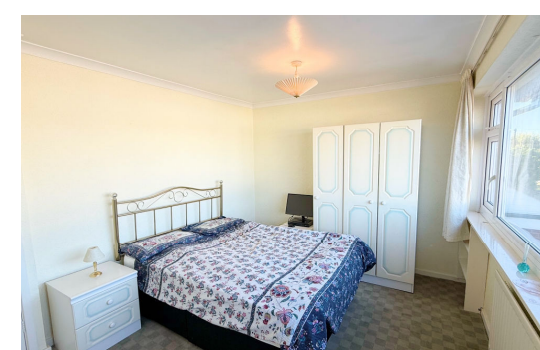
BEDROOM TWO: 12'2" x 8'3" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 12' x 10' Pvc double glazed window to rear, radiator.

BATHROOM: 8' x 7'9" Pvc double glazed obscure windows to side and rear, matching white suite comprising bath, shower cubicle with glazed sliding doors, wash hand basin, low level wc, part tiled walls, airing cupboard, radiator.

GARAGE: 17'5" x 8' Up and over garage door (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved pathway and steps leading to a raised lawn area, offering a variety of shrubs and bushes.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

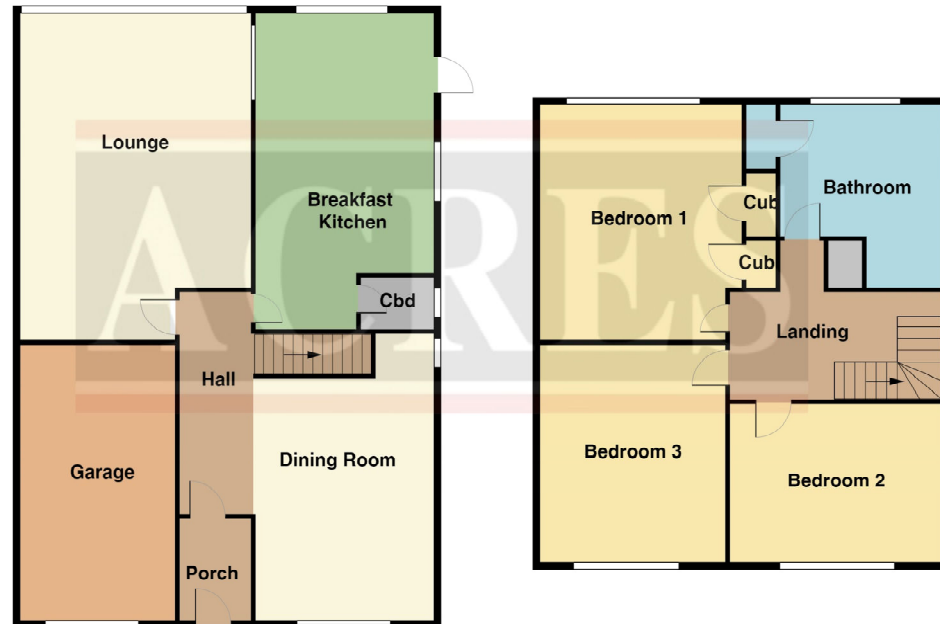
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Hundred Acre Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Brabham Crescent, Streetly,



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.