

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms
- ◆ Master bedroom having wardrobes & en-suite shower room
- ◆ Well appointed family bathroom
- ◆ Generous family lounge
- ◆ Dining room leading to sun room
- ◆ Fitted breakfast kitchen
- ◆ Utility room
- ◆ Guest wc
- ◆ Garage
- ◆ Close to open countryside



6 SUNNYBANK CLOSE, STREETLY/ALDRIDGE BORDER, WS9 0YR - OFFERS AROUND £500,000

This delightful, spacious, freehold, detached family home, is set in a central, popular location, just a short stroll from open countryside. Having local bus services readily available within a few hundred metres, Streetly Village, together with Sutton Park, are set within an approximate one mile radius. Complemented by gas central heating and pvc double glazing (both where specified), this thoughtfully designed property briefly comprises welcoming reception hall, guests wc, family lounge, breakfast kitchen with utility and dining area leading to sun room. To the first floor there are four bedrooms, the master having an en-suite shower room, together with a further, well appointed family bathroom. To the rear of the property is a lawned garden with space to the side for potential further storage or extension (subject to planning permissions) and garage. To fully appreciate the property on offer, its features and proportions, we highly recommend an internal inspection.

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

WELCOMING RECEPTION HALLWAY: 14'3" x 5'6" Obscure pvc double glazed multi-locking front door and obscure pvc double glazed window to front, tiled flooring, under stairs storage, radiator, stairs off.

LOUNGE: 14'11" x 11'8" Pvc double glazed bay window to front, coal effect feature fireplace having living flame fire, stone hearth and surround, radiator.

DINING AREA: 11'8" x 8'5" Tiled flooring, radiator, access to:

SUN ROOM: 11'11" x 9'10" Pvc double glazed French doors to rear, pvc double glazed windows to side and rear, self-cleaning pvc double glazed roof lantern, tiled flooring, radiator.

FITTED KITCHEN: 13'10" x 8'2" Pvc double glazed window and door to rear, one and a half bowl sink/drain unit set into box edged work surfaces, there is a range of fitted units to both base and wall level, complementary tiled splash backs, integrated oven and grill, fitted hob with extractor canopy over, integrated dishwasher, space for fridge/freezer, tiled flooring.

UTILITY: 8'5" x 8'2" Obscure pvc double glazed door to side, tile effect flooring, work surfaces, plumbing for washing machine, space for tumble dryer, space for additional fridge/freezer, wall mounted storage, access to garage.

GUESTS WC: Obscure pvc double glazed window to side, low level wc, wash hand basin with vanity unit below, tiled flooring, radiator.

STAIRS TO LANDING: Useful storage cupboard, door off to:

BEDROOM ONE: 11'11" x 11'11" Pvc double glazed window to front, two double built-in wardrobes, radiator, access to:

EN-SUITE: 5'6" x 5'1" Obscure pvc double glazed window to front, tiled walls and flooring, enclosed shower cubicle with glazed sliding doors, low level wc, wash hand basin with vanity unit beneath, wall mounted mirrored storage unit, chrome ladder style radiator.

BEDROOM TWO: 11'8" x 10'7" Pvc double glazed window to front, radiator.

BEDROOM THREE: 8'10" x 8'7" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 10'1" x 7' Pvc double glazed window to rear, space for desk, built-in storage cupboard, radiator.

FAMILY BATHROOM: 7'6" x 5'6" Obscure pvc double glazed window to rear, matching white suite comprising bath with shower over, glazed screen, part tiled walls, tiled floor, low level wc, wash hand basin, storage/display shelving, chrome ladder style radiator.

GARAGE: 9'2" x 8'2" Up and over garage door, work bench **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Patio area leading to lawn having a variety of shrubs, further paved area offering the potential for additional storage or extension (STPP)



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)

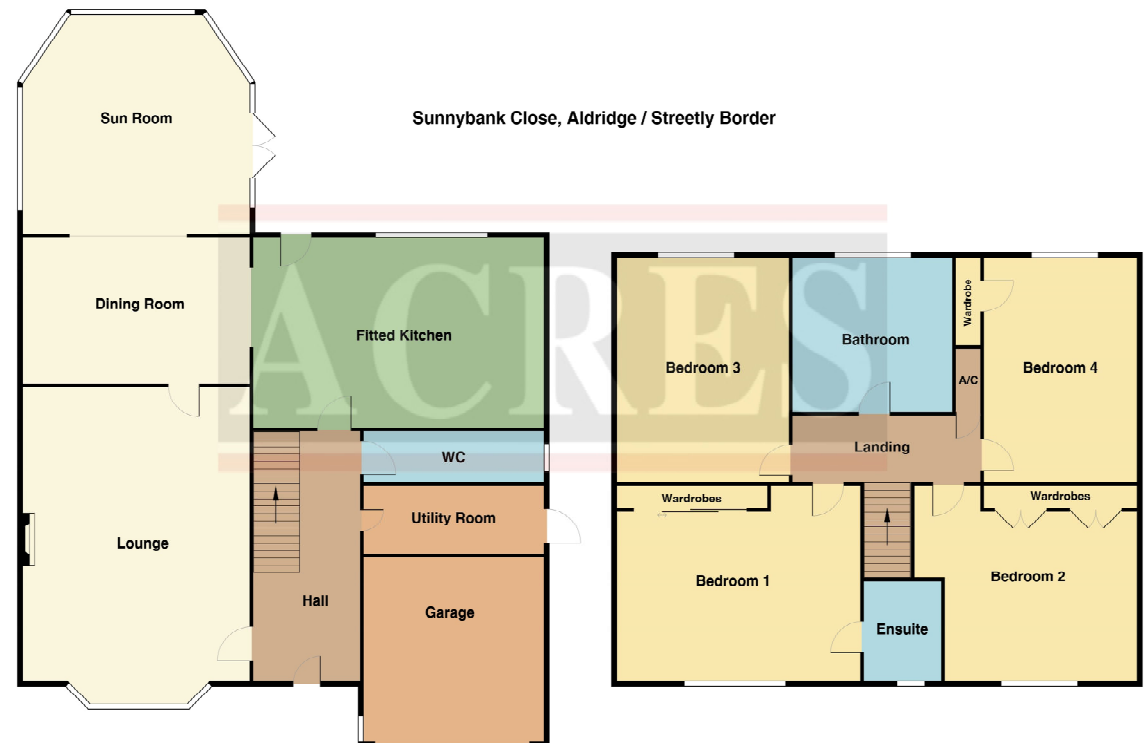
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Little Hardwick Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 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.