

ACRES

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



- ◆ End townhouse
- ◆ Double bedroom
- ◆ Modern bathroom
- ◆ Comprehensively fitted kitchen with appliances
- ◆ Attractive lounge
- ◆ Allocated parking adjacent to property
- ◆ Pvc double glazing & electric central heating
- ◆ Set in a small side road off Compton Drive
- ◆ No upward chain



9 COMPTON DRIVE, STREETLY, B74 2DA - OFFERS AROUND £170,000

This well presented and much improved, end townhouse is set in a delightful private close off Compton Drive. Complemented by pvc double glazing and electric central heating (both where specified), the property has local bus services available as well as being centrally located with good road networks for all areas. The thoughtfully designed accommodation is accessed via a canopy porch opening to an attractive lounge; there is a modern fitted kitchen with a range of integrated appliances, feature spiral staircase giving access to the first floor landing in turn having a double bedroom and a well appointed bathroom. The development has communal gardens and parking. A service charge of approx £43 per calendar month is payable for the upkeep of these areas. (subject to possible change).

Set back from the roadway behind a tarmac driveway leading to a rear parking area where there are block paved communal parking facilities, there is a lawned garden with shrubs and bushes. A pathway gives access to the property via:

CANOPY PORCH: Having side storage cupboard. A pvc double glazed front door opens to:

ATTRACTIVE LOUNGE: 15'9" max / 8'4" min x 13'6" max / 7' min: Pvc double glazed windows to front and side, radiator, feature spiral staircase to first floor.

REFITTED KITCHEN: 7' x 6'1": Pvc double glazed window to front, single drainer sink unit set into complementary work surfaces; there are a range of contemporary high gloss units to both base and wall level including drawers, concealed fridge freezer and washing machine, integrated stainless steel oven having hob above in turn with tiled splash backs and stainless steel extractor canopy over, tiled floor.

FEATURE SPIRAL STAIRCASE TO LANDING: Built-in storage/linen cupboard, doors off to:

BEDROOM ONE: 13'7" x 8'3": Pvc double glazed window to front, radiator and access to loft.

WELL APPOINTED BATHROOM: Pvc double glazed obscure window to front. Matching suite comprising bath with shower over and glazed splash screen. Wash hand basin having double base storage unit beneath, low flushing wc, attractive full height tiling to walls, tiled floor.

OUTSIDE: Communal gardens having lawn, shrubs, bushes and garden shed.

PARKING: Allocated block paved parking area adjacent to the property. Additional guest parking available.

TENURE: We have been informed by the vendor that the property is Leasehold, however will be freehold upon completion. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: B

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

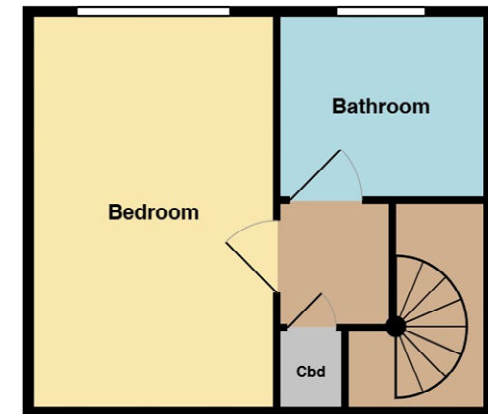
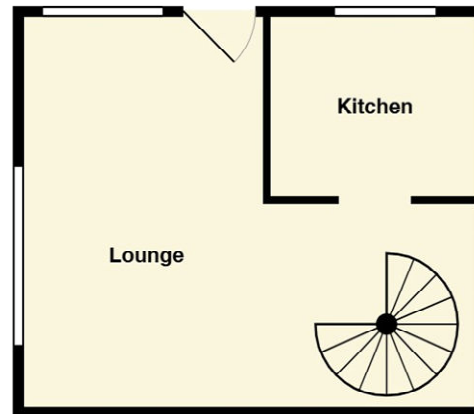
LOCATION: Set on a driveway off Compton Drive, in turn off Aldridge Road.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

9 Compton Drive, Streetly, B74 2DA

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	76 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.