

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Family bathroom & separate wc
- ◆ Lounge
- ◆ Dining room
- ◆ Fitted kitchen with side lean to
- ◆ Garage
- ◆ Ideal opportunity for renovation/ further development (STPP)
- ◆ Generous rear garden
- ◆ Set in a sought after cul-de-sac location



9 CREST VIEW, STREETLY, B74 3QA - PURCHASE PRICE £350,000

This deceptively spacious, freehold, traditional styled, semi-detached family home, is set close to amenities including local schooling for all ages. Positioned in the corner of a small cul-de-sac, local shopping facilities are available on the Chester Road/Blackwood Road, where there is a local bus service available, together with Sutton Park within an approximate one mile radius. Complemented by gas central heating and pvc double glazing (both where specified) the property is an ideal opportunity for renovation/further development (subject to necessary planning permissions/building regulations), having the added benefit of a generous corner garden plot. To fully appreciate the property on offer and it's potential, we highly recommend an internal inspection. Briefly comprising porch, entrance hallway, family lounge, separate dining room, fitted kitchen with side lean to which is ideal for use as a utility and garage. To the first floor there are three bedrooms, family bathroom and separate wc. Externally to the rear of the property, there is a large lawned garden.

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

FULLY ENCLOSED PORCH: Glazed door with tiled floor and shelving to the side, opening to:

ENTRANCE HALLWAY: 14'8" x 5'5" Obscure glazed front door and window, under stairs storage area, radiator.

LOUNGE: 11'11" x 10'11" Pvc double glazed bay window to front, radiator.

DINING ROOM: 12'2" x 7'5" Pvc double glazed window to rear, radiator.

FITTED KITCHEN: 9' x 7'6" Pvc double glazed window to rear, there is a range of fitted units to both base and wall level, stainless steel sink/drainage unit set into rolled edge work surfaces, complementary tiled splash backs, space for cooker, plumbing for washing machine, alcove for fridge/freezer, wood effect flooring, glazed door to:

LEAN TO/POTENTIAL UTILITY: Work tops, space for tumble dryer, glazed door to garden, door to garage.

STAIRS TO LANDING: Pvc double glazed window to side.

BEDROOM ONE: 14'3" x 10'2" Pvc double glazed bay window to front, alcove for storage, radiator.

BEDROOM TWO: 12'3" x 10' Pvc double glazed window to rear, double built-in wardrobe, radiator.

BEDROOM THREE: 8'11" x 6'8" Pvc double glazed window to front, radiator.

SEPARATE WC: Obscure pvc double glazed window to side, low level wc, tiled walls, wood effect flooring.

BATHROOM: 7'7" x 6'5" Obscure pvc double glazed window to rear, white suite comprising bath with shower over, wash hand basin, part tiled walls, wood effect flooring, airing cupboard housing radiator, additional radiator.

GARAGE: 15'11" x 7'5" Double opening garage door with shelving. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Patio area leading to generous lawn with paved walkway to a secondary garden, scope for potential development/enlargement to side and rear (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: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Mayfield Road, in turn off Ferndale Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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.