

ACRES

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- Extended semi-detached family home
- Four bedrooms
- Well appointed family bathroom
- Comprehensively fitted kitchen/diner
- Attractive lounge with bay window
- Garage with utility
- Guests wc
- Mature rear garden overlooking playing fields
- Multi-purpose garden room/home office
- Sought after location



ROWTON DRIVE, STREETLY, B74 2AG - OFFERS AROUND £450,000

Being delightfully positioned within the cul-de-sac location within Streetly, this extended, semi-detached family home, is set within walking distance of well regarded schooling for all ages and Sutton Park. Public transport links are available by way of local bus services, together with access to the Midlands motorway network and having local shops and facilities available on Bakers Lane. Overlooking King George playing fields to rear, the property is complemented by gas central heating and pvc double glazing (both where specified). The much improved and enlarged accommodation briefly comprises porch, reception hall, attractive, generous lounge, fitted kitchen/diner with bi-fold doors overlooking the rear garden, there is a garage with utility space and guests wc. To the first floor there are four bedrooms and a well appointed family bathroom with separate shower. Externally the property has a private, mature rear garden with feature pond and a timber built, multi-purpose home office/den, all overlooking playing fields to rear. To fully appreciate the accommodation on offer and its true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway with shrubs and bushes, the property also offers an electric car charging point, access to the property is gained via:

ENCLOSED PORCH: Pvc double glazed door to front, tiled floor, double glazed door with two obscure glazed windows into:

RECEPTION HALL: 12'9" x 6'9" Wood effect flooring, under stairs useful storage space, mirrored radiator.

ATTRACTIVE LOUNGE: 24'9" x 11'4" Pvc double glazed bay window to front, gas coal effect feature fireplace with marble hearth, surround and contemporary mantle above, wood effect flooring, radiator.

FITTED KITCHEN/DINER: 27'8" x 9'8" Pvc double glazed bi-fold doors and French door to rear, two Velux skylights, one and a half bowl stainless steel sink/drainage unit set into granite work surfaces, there is a range of high gloss fitted units to both base and wall level with pan drawers and pull out storage units, fitted Neff appliances including induction hob with extractor hood over, oven with hotplate, grill and microwave, integrated dishwasher and fridge, large dining area having space for six seater dining table and chairs, storage cupboard and pantry, two modern vertical radiators, tiled flooring with under floor heating, leading to:

GARAGE/UTILITY AREA: 22'7" max / 15'4" min x 12'7" Double doors to front, tiled flooring and shelving to walls, fitted units to base and wall, space for five ring gas hob, space for fridge/freezer, plumbing for washing machine, space for dryer, pvc double glazed door to rear.

GUESTS WC: Pvc double glazed window to rear, low level wc, sink with tiled splash backs, radiator with contemporary cover.

STAIRS TO LANDING: 14'11" x 6'9" Pvc double glazed window to rear overlooking rear playing fields, ladder to loft area (having potential to be converted subject to necessary planning permissions), radiator.

BEDROOM ONE: 13'9" x 9'5" Pvc double glazed bay window to front, full length built-in wardrobes with sliding doors, radiator.

BEDROOM TWO: 10'10" x 9'9" Pvc double glazed window to rear, full length built-in wardrobes with sliding mirrored doors, radiator.

BEDROOM THREE: 7'5" x 6'9" Pvc double glazed window to front, built-in desk storage space with display top, ideal for use as a study, radiator.

BEDROOM FOUR: 10'11" x 8'10" Pvc double glazed window to front, one double and one single built-in wardrobe, radiator.

FAMILY BATHROOM: 12'7" x 8'10" Pvc double glazed window to rear, white suite comprising bath with shower spray, separate enclosed shower cubicle with glazed splash screen, two wash hand basins with vanity units beneath, part tiled walls, low level wc, built-in mirror, two useful storage units with laundry chute to garage, radiator.

OUTSIDE: Porcelain tiled patio area leading to feature pond, timber shed, partial feature bamboo fencing, artificial lawned area having borders with a variety of shrubs and bushes, rear gate leads directly onto playing fields.

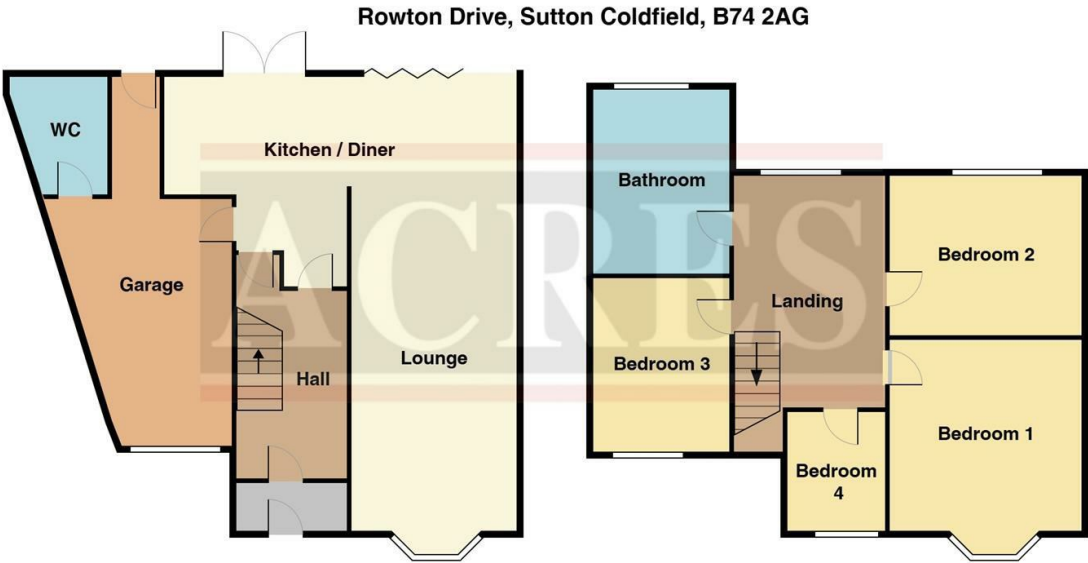
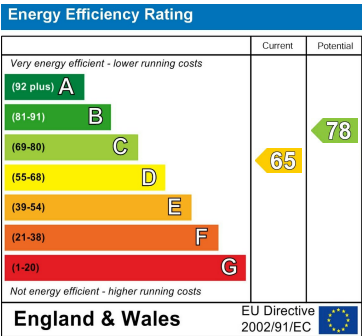
MULTI-PURPOSE GARDEN ROOM/HOME OFFICE: 15'10" x 13'8" Timber framed room having two pvc double glazed doors to front, full length pvc double glazed window to side, skylight, space for projector, having lighting and power.



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 : D

VIEWING: Highly recommended via Acres on 0121 323 3088



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.