

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Five bedrooms
- ◆ Well appointed family bathroom with separate shower cubicle
- ◆ Lounge
- ◆ Separate dining room
- ◆ Family/play room
- ◆ Enlarged fitted breakfast kitchen
- ◆ Guests wc
- ◆ Private rear garden
- ◆ Sought after location



***72 ELMTREE ROAD, STREETLY, B74 3RX - OFFERS OVER £425,000***

Set in the ever popular Streetly area, this much improved, enlarged and well presented, semi-detached family home is located well for local amenities and popular schooling for all ages. Having Streetly Village and public transport links close by, the property is within easy reach of Sutton Park, with all its natural beauty and walkways. The accommodation has been enlarged and has is complemented by gas central heating and pvc double glazing (both where specified). Briefly comprising enclosed porch, welcoming reception hallway, lounge, separate dining room, family/play room, enlarged, comprehensively fitted breakfast kitchen and a guests wc. To the first floor there are five bedrooms and a well appointed family bathroom having separate shower. To the rear of the property there is mature, private garden, all of which to fully appreciate, we highly recommend an internal inspection.

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

**ENCLOSED PORCH:** Pvc double glazed door and windows, wood effect flooring, storage space, opening to:

**RECEPTION HALLWAY:** 16'4" x 7'7" Obscure pvc double glazed multi-locking front door with two obscure pvc double glazed windows to front, stairs off, wood effect flooring, radiator.

**LOUNGE:** 13'9" x 10'4" Pvc double glazed bay window to front, two storage alcoves, radiator.

**DINING ROOM:** 14'9" x 11'7" Pvc double glazed window to side and rear, pvc double glazed patio doors to rear, display/storage alcove, wood effect flooring, radiator.

**FAMILY/PLAY ROOM:** 12'2" x 7'2" Pvc double glazed window to front, built-in cupboard, radiator, has the potential to be utilised as a home office, day or games room as preferred.

**BREAKFAST KITCHEN:** 16'11" max / 8'4" min x 15'10" max / 6'7" min 'L'-shaped kitchen/diner offers pvc double glazed windows and door to rear, one and a half bowl stainless steel sink/drainage unit with hot water tap, inset into quartz work surfaces, contemporary splash backs, there is a range of high gloss soft close fitted units to both base and wall level including pull out storage, carousel units and drawers, integrated oven and grill with microwave combination, warming drawer, four ring induction hob with modern angled extractor canopy, space for American style fridge/freezer, space for tumble dryer, plumbing for washing machine, wood effect flooring, under unit and plinth lighting, radiator.

**GUESTS WC:** Tiled walls, low level wc, built-in wash hand basin, wood effect flooring, radiator.

**STAIRS TO SPLIT-DIRECTIONAL LANDING:** Obscure pvc double glazed window to side.

**BEDROOM ONE:** 11'10" x 11'6" Pvc double glazed window to front, one single and three double built-in wardrobes with drawers, radiator.

**BEDROOM TWO:** 11'10" x 11'5" Pvc double glazed window to rear, three double and two single built-in wardrobes, radiator.

**BEDROOM THREE:** 11'5" x 7'4" Pvc double glazed window to front, radiator.

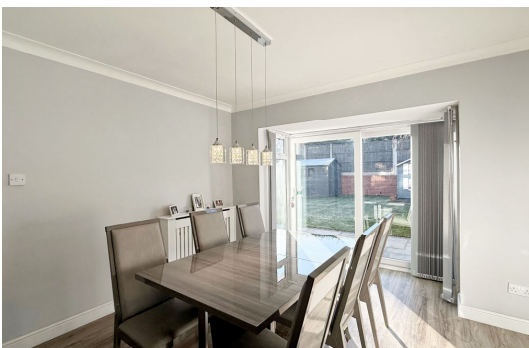
**BEDROOM FOUR:** 8'9" x 7'3" Pvc double glazed window to rear, radiator.

**BEDROOM FIVE:** 8'6" x 7'6" Pvc double glazed window to front, radiator.

**FAMILY BATHROOM:** 9'2" x 7'6" Obscure pvc double glazed window to rear, modern white suite comprising bath with shower spray, enclosed shower cubicle with sliding shower screen, wash hand basin, low level wc, part tiled walls, wood effect flooring, chrome ladder style radiator.

**OUTSIDE:** Patio area leading to lawn with shrubs and bushes, timber shed, space for summer house.







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.

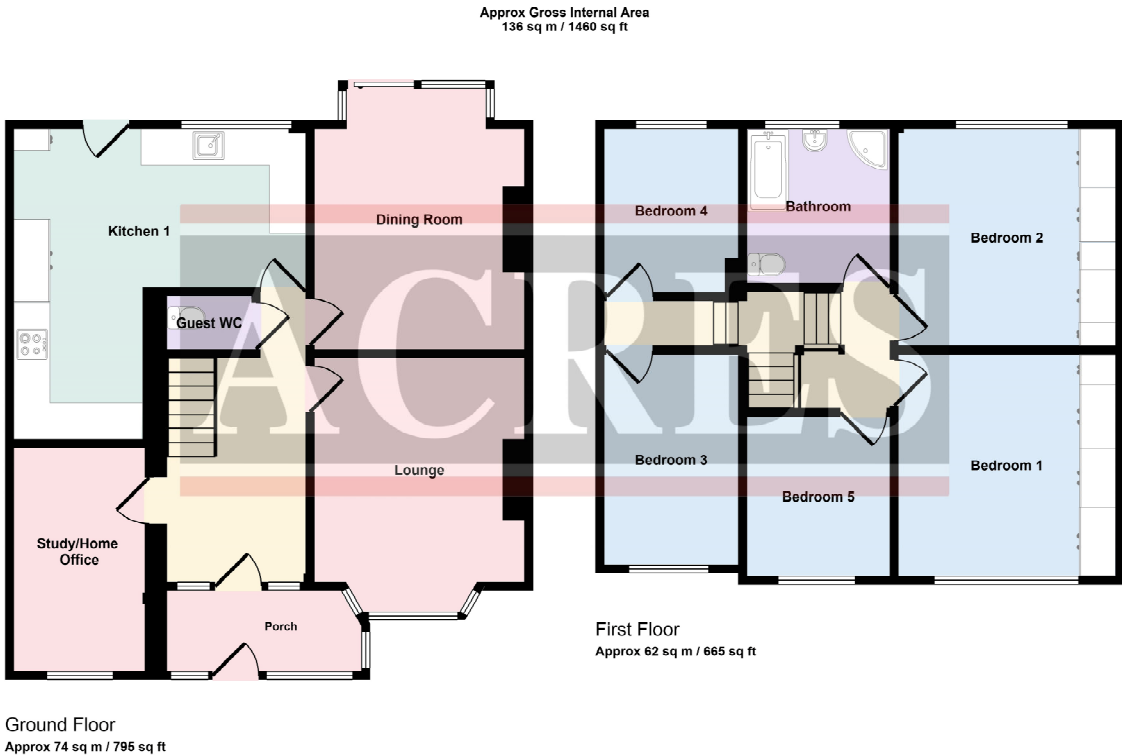
LOCATION:

Set off Aldridge Road/Lowlands Avenue

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

75 C

83 B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.