

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached family home
- Three double bedrooms
- Well appointed family bathroom with separate shower
- Through lounge with dining room
- Breakfast kitchen
- Guests wc
- Garage
- Sought after location
- Private rear garden
- No upward chain



***HUNDRED ACRE ROAD, STREETLY, B74 2BP - OFFERS AROUND £460,000***

This much improved, well presented and spacious, freehold, detached family home, is set in a prime, central location, close to well regarded schooling. Positioned within only a few hundred metres of Sutton Park, the property also has a range of shopping facilities available on the Chester Road, where there is also a local bus service. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises of fully enclosed porch, welcoming reception hall, guests wc, spacious through lounge, breakfast kitchen with dining area, to the first floor there are three double bedrooms with a well appointed family bathroom. Externally the property offers a garage and a private rear garden. To fully appreciate this freehold property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway, having fore garden, access to the property is gained via a pvc double glazed door into:

**FULLY ENCLOSED PORCH:** Pvc double glazed window to front and side, tiled floor, into:

**WELCOMING RECEPTION HALL:** 11'8" x 6'8" Multi-locking pvc double glazed obscure door to front, radiator, stairs off.

**GUESTS CLOAKROOM/WC:** Pvc obscure double glazed window to side, matching low level wc and wash hand basin with vanity unit beneath, part tiled walls, laminate flooring, ladder style radiator.

**SPACIOUS THROUGH LOUNGE:** 19'1" x 9'6" Pvc double glazed bay window to front, coal effect feature fireplace having marble hearth and surround, radiator, step up to a rustic stone effect archway to dining area having pvc double glazed window to side, pvc double glazed patio doors to rear, rustic brick feature wall, further fireplace having marble hearth and wooden mantle.

**BREAKFAST KITCHEN:** 10'11" x 8'5" Pvc double glazed window and door to rear, single drainer sink unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level, pull out units, part tiled walls, four ring gas hob with extractor canopy above, eye level integrated stainless steel oven with grill, integrated eye level microwave, tiled floor, door to garage, archway into:

**Breakfast Area:** 8' x 6'4" Having pvc double glazed bay window to rear, tiled floor, radiator.

**STAIRS TO LANDING:** Galleried style landing having doors off, large pvc double glazed window to front.

**BEDROOM ONE:** 15'2" x 10'3" Pvc double glazed window to rear, two double and one single built-in wardrobes, spaces for double bed, dressing table and bedside units, radiator.

**BEDROOM TWO:** 12'10" x 10'4" Pvc double glazed window to rear, spaces for double bed, bedside units, dresser and double wardrobe, radiator.

**BEDROOM THREE:** 12'9" x 9'2" Pvc double glazed window to front, built-in storage cupboard, radiator.

**WELL APPOINTED FAMILY BATHROOM:** 9'3" x 7'11" Obscure pvc double glazed windows to front and side, modern white suite comprising low level wc, wash hand basin with vanity unit beneath, 'P'-shaped bath, double shower cubicle with glazed splash screens, tiled walls and tiled effect flooring, chrome ladder style radiator, additional radiator.

**GARAGE:** 16'9" x 8' Folding garage door, base units, work tops, door to kitchen (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area leading to a lawned rear garden having a variety of shrubs, bushes and trees.



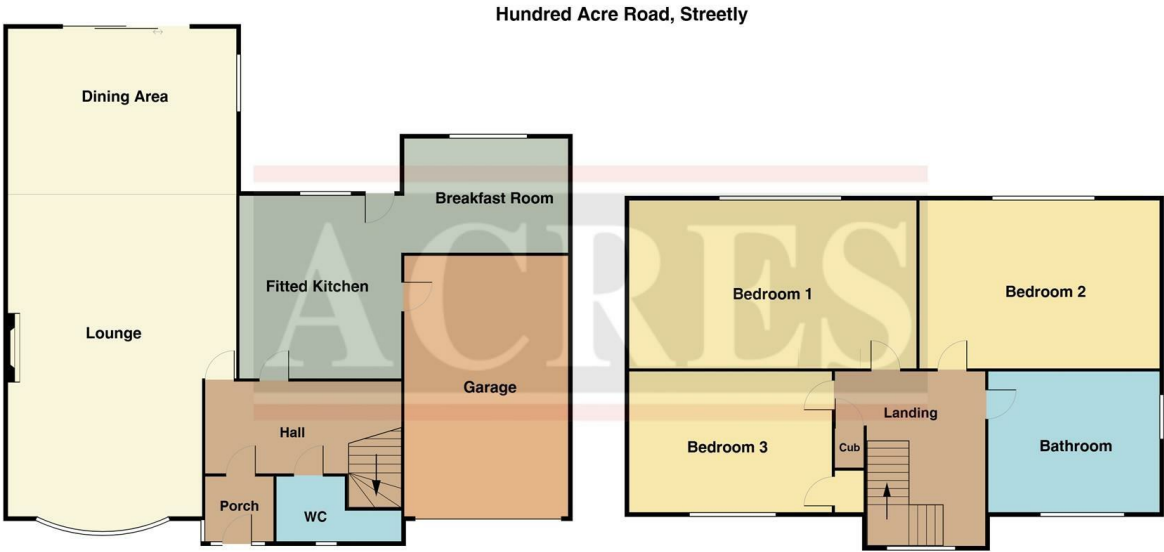
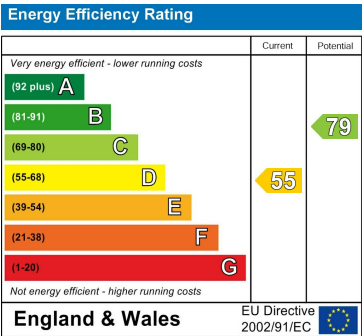




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

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.