

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Semi-detached family home
- Three bedrooms
- Well appointed bathroom
- Attractive through lounge/dining area
- Breakfast kitchen
- Side lobby/verandah
- Private rear garden
- Garage to rear
- Much improved & well presented
- Set in a prime, sought after location



HUNDRED ACRE ROAD, STREETLY, B74 2BB - OFFERS OVER £325,000

Being delightfully presented, this semi-detached family home is set in a prime, central and sought after area within Streetly, close to well regarded schooling for all ages. Having bus services located adjacent, the property is also positioned close to local shopping facilities, a library, Sutton Park and playing fields. Complemented by gas central heating and pvc double glazing (both where specified), this family home briefly comprises porch, reception hallway leading to through lounge/dining room with French doors to rear, breakfast kitchen with verandah which is an ideal utility space, to the first floor there are three bedrooms and a well appointed family bathroom. To the rear of the property is a garage and private rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway with bin stores and storage space, access is gained to the property via:

FULLY ENCLOSED PORCH: Pvc double glazed windows and door to front, tiled floor, obscure pvc double glazed multi-locking front door open to:

RECEPTION HALL: Wood effect flooring, under stairs storage space, stairs off, radiator.

THROUGH LOUNGE/DINING AREA: 12'5" x 10'4" max / 9'2" min Pvc double glazed window to front, feature fireplace, radiator, archway to: Dining Area: 10'5" x 9' Pvc double glazed windows and alarmed French doors to rear, radiator.

BREAKFAST KITCHEN: 9'11" x 9'8" Pvc double glazed window to rear, one and a half bowl sink/drainage unit set into square edged work surfaces, there is a range of fitted units to both and wall level including drawers, four ring Bosch hob with extractor canopy over, double Bosch oven and grill, space for fridge/freezer, plumbing for washing machine, space for dishwasher, white brick effect tiled splash backs, wood effect flooring, glazed door to:

SIDE LOBBY/VERANDAH: Tiled floor, obscure pvc double glazed window and alarmed door to rear, space for tumble dryer, shelving.

STAIRS TO LANDING: Obscure pvc double glazed window to side.

BEDROOM ONE: 12'9" x 9'4" max / 8'3" min Pvc double glazed window to front, double and three single built-in wardrobes, space for matching drawers, media wall, radiator.

BEDROOM TWO: 9'10" x 9'6" Pvc double glazed window to rear, space for double wardrobes and drawers, radiator.

BEDROOM THREE: 8'7" x 8' Pvc double glazed window to front, double built-in wardrobe, radiator.

FAMILY BATHROOM: 7'10" max / 7'2" min x 6'8" Obscure pvc double glazed window to rear, matching white suite comprising 'P'-shaped bath with shower over, glazed shower screen, glazed display shelf, wash hand basin, wall mounted storage mirror, low flushing wc, feature brick effect tiled walls, chrome ladder style radiator.

GARAGE: 16'7" x 7'11" Up and over garage door (Please check the suitability of this garage for your own vehicle)

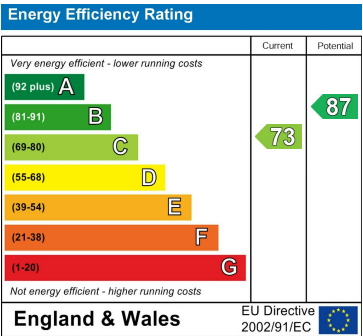
OUTSIDE: Paved patio area with steps leading to lawn, borders having shrubs and bushes, gate to garage.



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 : C

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.