

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three storey, detached family home
- Four bedrooms
- Family bathroom with white suite & separate wc
- Lounge with fireplace
- Rear conservatory
- Separate dining room
- Breakfast kitchen
- Tandem garage with rear utility area
- Mature, well stocked rear garden
- Set in a central, convenient location



**CHESTER ROAD, STREETLY, B74 2HP - OFFERS AROUND £500,000**

Set in a central, convenient location within a short stroll of Sutton Park, the property has public transport links readily available, and is set on an excellent road access network; additionally the property is served within the area by well regarded schooling for all ages. Offering gas central heating and double glazing (both where specified), this enlarged, spacious, traditional family home is set on a generous mature plot having a tree-lined rear aspect. The accommodation comprises a fully enclosed porch opening to reception hall, there is a spacious lounge, pvc double glazed rear conservatory, dining room, together with breakfast kitchen. To the first floor there are three bedrooms together with family bathroom, and to the second floor further double bedroom and shower room; furthermore the property has a tandem garage with rear laundry area and separate WC, all of which to fully appreciate we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular tarmac driveway being flanked by mature privet hedging, there is a lawned fore garden, outside lighting and access is gained to the accommodation via:

**FULLY ENCLOSED PORCH:** Windows to front and side, half glazed door to:

**RECEPTION HALL:** Stairs off.

**THROUGH LOUNGE:** 17' x 11'3": Pvc double glazed bow window to front with display/storage ledge, two radiators, fireplace surround with hearth, mantel and central glass coal effect fire, double glazed patio doors open to:

**REAR CONSERVATORY:** 11'3" x 11': Pvc double glazed windows to side and rear with double glazed double French doors out, combination ceiling light/fan, wood laminate flooring.

**DINING ROOM:** 14' max / 11'4" min x 10'6" max / 9'4" min: Double glazed bay to rear with central patio doors out, radiator, being open plan to reception hall.

**BREAKFAST KITCHEN:** 18'9" x 8'1" max / 7'2" min: Pvc double glazed window to rear, single drainer sink unit with base unit beneath, further units to both base and wall level including drawers, recesses for dishwasher and fridge, space for cooker, rolled edge work surfaces with tiled splash backs. Breakfast Area: Pvc double glazed window to front, radiator, space for table, double built in storage cupboard.

**STAIRS TO LANDING:** Pvc double glazed window to front.

**BEDROOM 1:** 17' x 11'2" max / 9'3" min: Pvc double glazed window to front, double glazed window to rear, double radiator, two double fitted wardrobes with storage cupboards over bed recess.

**BEDROOM 3:** 11'5" max / 9'5" min x 10'9" max / 9'7" min: Double glazed window to rear, double radiator, double and single fitted wardrobes with sliding mirrored doors concealing inset vanity wash hand basin.

**BEDROOM 4:** 8'7" x 6'11": Double glazed window to rear, radiator.

**FAMILY BATHROOM:** Pvc double glazed window to front, matching white suite comprising bath having thermostatic shower over, wash hand basin, low flushing WC, tiled splash backs, radiator. Linen/airing cupboard housing combination central heating boiler.

**STAIRS TO SECOND FLOOR LANDING:** Double glazed obscure window to side.

**BEDROOM 2:** 13'1" x 11'10": Double glazed pvc window to rear, radiator, wood laminate flooring. Additional storage recess: 5'6" x 3'6".

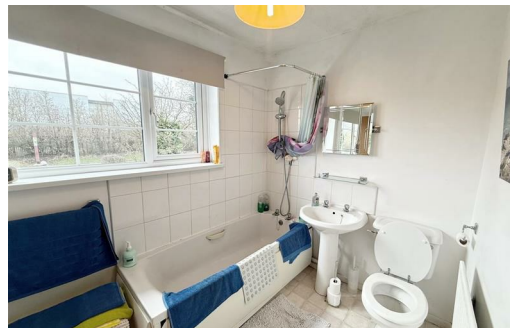
**SEPERATE WC:** Low flushing WC and wash hand basin, tiled splash backs, light point, wood laminate flooring.

**SIDE TANDEM GARAGE:** 28'1" x 32' into laundry area x 9'4" max / 8'6" min (Please check the suitability of this garage for your own vehicle): Outside tap, ceiling light. Rear Laundry Area: Having windows to side and rear, half pvc double glazed door to garden, single drainer sink unit with base unit beneath, space for washing machine, dryer and freezer, double radiator.

**SEPARATE WC:** Window to rear, low flushing WC, wash hand basin, tiled splash backs, ceiling light point.

**OUTSIDE:** Paved patio area to a mature, well stocked rear garden having a variety of shrubs and bushes, central lawn, timber fencing and shed, side laurel and beechwood hedge, tree-lined aspect.



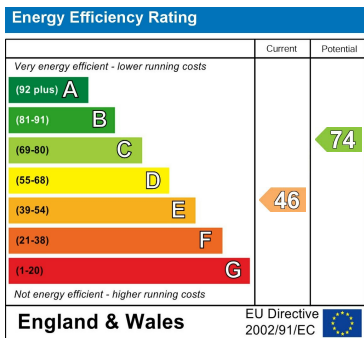




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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.