

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms
- ◆ En-suite shower room
- ◆ Well appointed family bathroom
- ◆ Attractive lounge
- ◆ Superb open plan breakfast kitchen
- ◆ Guests wc
- ◆ Garage
- ◆ Mature rear garden
- ◆ Popular sought after location
- ◆ Immaculately presented & much improved



37 ROYAL MEADOW WAY, STREETLY, B74 2FE PRICE GUIDE £500,000

This much improved and well presented, freehold, detached, family home is set in an attractive close in a central convenient location, being within only a few hundred metres of well regarded schooling for all ages, as well as shopping facilities at Bridle Lane. The property has a local bus service available and positioned within a short stroll of open countryside. Complemented by gas central heating and having pvc double glazing (both where specified), the property briefly comprises welcoming reception hall, attractive lounge, open plan fitted breakfast kitchen with a range of integrated appliances, guests cloakroom/wc and garage. To the first floor there are four bedrooms, the first having fitted wardrobes and a white en-suite shower room, additionally there is a well appointed family bathroom with white suite, side garage and mature rear garden. To fully appreciate this property, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden with tarmac driveway, access is gained to the accommodation via:

CANOPY PORCH: Half obscure double glazed door opens to:

RECEPTION HALL: Pvc double glazed obscure window to side, radiator, wood laminate flooring, stairs off.

ATTRACTIVE LOUNGE: 15'8" max / 10'3" min x 11'7" max / 9'4" min Pvc double glazed bay window to front with further double glazed window to side, feature fireplace with matching surround, hearth and mantle, two radiators, Amtico flooring.

FITTED BREAKFAST KITCHEN: 14'7" x 12'7" max / 11'8" min Pvc double glazed double French doors to rear, further pvc double glazed door to rear, double bowl sink unit with boiling water tap, set into quartz work surfaces, modern mirrored splash back, there is a range of handleless, high gloss fitted units to both base and wall level including drawers, central island unit having space for three stools, double oven/grill with hotplate, integrated dishwasher & fridge and freezer, four ring induction hob, useful storage cupboard, double radiator, Amtico flooring.

LOBBY: Half double glazed door to rear, tiled floor, door to garage.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to rear, matching white suite comprising low level wc, vanity wash hand basin with base unit beneath, radiator, tiled floor.

RETURN STAIRS TO LANDING: Radiator.

BEDROOM ONE: 16'1" max / 13'3" min x 11'6" max / 9'7" min Pvc double glazed window to front, radiator, two double built-in wardrobe, storage cupboard.

EN-SUITE SHOWER ROOM: Pvc double glazed window to front, matching white suite comprising enclosed shower cubicle with glazed splash screen, wash hand basin, low level wc, complementary tiled splash backs, radiator.

BEDROOM TWO: 11'11" x 7'9" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 8'6" max / 6'4" min x 8'8" max / 5'2" min Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 11'6" max / 8' min x 8' max / 5'2" min Pvc double glazed windows to front and side, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over, wash hand basin, low level wc, tiled storage/display ledge and splash backs, radiator.

GARAGE: 16'2" x 8'11" Door to lobby, up and over garage door, plumbing for washing machine, spaces for fridge/freezer and dryer **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area to a lawned rear garden flanked by timber fencing, having shrubs, bushes and trees.



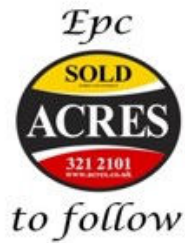
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: E

FIXTURES & FITTINGS: Fitted carpets, curtains and blinds are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Bridle Lane



Royal Meadow Way, Streetly



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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