

# ACRES

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- Detached family home
- Four bedrooms
- Master bedroom having en-suite
- Family bathroom
- Spacious lounge
- Separate dining room
- Conservatory
- Breakfast kitchen
- Utility & guests wc
- Garage & low maintenance rear garden



***CHESTNUT CLOSE, STREETLY, B74 3EF - PRICE GUIDE £550,000***

This well presented, much improved, detached family home, is set in a quiet, sought after cul-de-sac, off Hardwick Road in Streetly. Being just a short stroll from a local nature reserve and woodland, the property is also well placed for local shops and cafes at Streetly Village. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises of enclosed porch, welcoming reception hall, guests wc, family lounge, separate dining room, conservatory, breakfast kitchen, to the first floor there are four bedrooms, master with en-suite and additional, well appointed family bathroom. To the rear of the property is a low maintenance garden and side garage. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

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

FULLY ENCLOSED PORCH: Pvc double glazed windows and sliding door opens to:

WELCOMING RECEPTION HALL: 14'7" x 8'3" max / 4'3" min Obscure pvc double glazed front door, stairs off, radiator.

GUESTS WC: 5' x 3'7" Obscure pvc double glazed window to front, low level wc, wash hand basin with tiled flooring and walls, radiator.

LOUNGE: 20'10" max / 17'9" min x 11'10" Pvc double glazed bay window to front, glazed doors to hall and dining room, coal effect feature fireplace with marble hearth and surround, two radiators.

DINING ROOM: 10'9" x 10'4" Sliding doors to conservatory, laminate flooring, space for six seater dining room table, radiator.

CONSERVATORY: 9'10" x 9'6" Pvc double glazed windows and French doors to side, electric radiator, laminate flooring.

FITTED KITCHEN: 14'2" max / 10'2" min x 9'9" max / 6'11" min Pvc double glazed window to rear, one and a half bowl stainless steel sink/drainage unit set into square edged work surfaces, there is a range of matching units to both base and wall level including drawers, contemporary tiled splash backs, integrated oven with grill, four ring gas hob with extractor canopy over, integrated dishwasher, fridge, space for breakfast bar and two stools, wood effect flooring, radiator.

UTILITY: 15'2" x 7'9" Obscure pvc double glazed window and door to rear, single sink/drainage unit set into work surfaces, fitted units to base and wall level, plumbing for washing machine, space for tumble dryer and fridge/freezer, tiled floor, radiator.

STAIRS TO LANDING: Useful storage cupboard.

BEDROOM ONE: 12' x 10'7" Pvc double glazed window to rear, two double and two single built-in wardrobes, radiator, access to:

EN-SUITE: 6'11" x 4'10" Obscure pvc double glazed window to side, white suite comprising shower with glazed screen, wash hand basin with vanity unit below and side, low level wc, tiled walls and flooring, radiator.

BEDROOM TWO: 11'7" max / 8'9" min x 11'5" Pvc double glazed window to rear, double built-in wardrobe with sliding doors, radiator.

BEDROOM THREE: 10'7" x 8'6" Pvc double glazed window to rear, two double and two single built-in wardrobes, useful storage cupboard, radiator.

BEDROOM FOUR: 9' x 8'7" Pvc double glazed window to front, fitted office space comprising of desk, drawers, shelving and units, wood effect flooring, radiator.

FAMILY BATHROOM: 6'8" x 6' Obscure pvc double glazed window to side, suite comprising bath with shower over, glazed shower screen, low level wc, wash hand basin, radiator, tiled flooring, tiled storage/display ledge.

GARAGE: 15'11" x 8'2" Up and over garage door (Please check the suitability of this garage for your own vehicle)

OUTSIDE: The garden has been laid to be low maintenance, paved pathway, borders having shrubs and bushes.







**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 :** F

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales		
	EU Directive 2002/91/EC	



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.