

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Semi-detached family home
- Three bedrooms
- Well appointed shower room
- Through lounge/dining room
- Extended breakfast kitchen
- Side veranda/utility area
- Guests wc
- Garage
- Generous, mature rear garden
- Sought after, central location



CHESTER ROAD, STREETLY, B74 3ND - OFFERS AROUND £390,000

This spacious, well maintained, semi-detached family home is set in a sought after location within Streetly, close to well regarded schooling and positioned within short walking distance of local shops and amenities on the Chester Road. Having a local bus service readily available, the property is also set close to the delightful Sutton Park. Complemented by gas central heating and double glazing (both where specified), the property briefly comprises canopy porch, welcoming reception hallway, through lounge/dining area, extended breakfast kitchen and utility/veranda to the side with a guests wc. To the first floor there are three bedrooms and a well appointed shower room. The property also benefits from a garage and generous, mature rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the main Chester Road on a service road, behind a block paved multi-vehicular driveway with side lawn, the property is accessed via:

CANOPY PORCH: Pvc double glazed door opening to:

RECEPTION HALL: Obscure pvc double glazed window and door to front, useful storage cupboard, radiator, stairs off.

THROUGH LOUNGE/DINING ROOM:

Lounge 12'10" x 10'10" Pvc double glazed bay window to front, electric feature fireplace with stone hearth and surround.

Dining Room: 12'6" x 10'10" Pvc double glazed window to rear, stone mantle, space for six seater table, two radiators.

EXTENDED BREAKFAST KITCHEN: 15'3" max / 9' min x 15'7" max / 7'7" min Double glazed window to rear, obscure pvc double glazed door to side, stainless steel sink/drain unit, set into rolled edge work surfaces, there is a range of matching units to both base and wall level, complementary tiled splash backs, eye level integrated oven/grill, four ring gas hob with extractor canopy over, plumbing for washing machine, space for fridge/freezer, breakfast area, alcove for potential pantry area, radiator.

SIDE VERANDA/UTILITY AREA: Pvc double glazed door and window to side, radiator.

GUESTS WC: Glazed window to side, low level wc.

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

BEDROOM ONE: 15'11" x 10'3" Pvc double glazed bay window to front, two double and one single built-in wardrobes, radiator.

BEDROOM TWO: 13'5" x 11' Pvc double glazed window to rear, one single and one double built-in wardrobe with drawers, radiator.

BEDROOM THREE: 12'2" x 9'5" Pvc double glazed windows to front and rear, radiator.

SHOWER ROOM: 8'10" x 7'6" Two obscure pvc double glazed windows to rear, matching modern shower room with white suite comprising of enclosed shower cubicle having glazed shower screen, wash hand basin, low level wc, tiled walls and floor, chrome ladder style radiator.

GARAGE: 15'3" x 8'3" Electric garage door, glazed window to side, fitted shelving (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area leading to a generous lawn, feature pond, borders with a variety of shrubs and bushes, second patio area with space for outbuilding/workshop (STPP)



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)

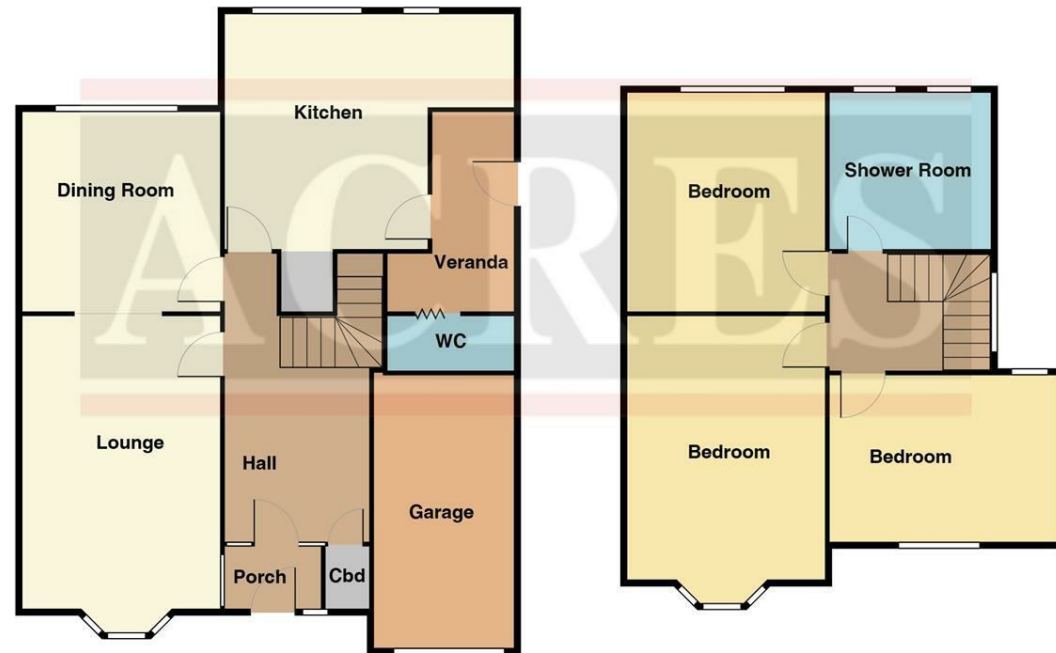
COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Chester Road, Streetly, B74 3NE



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.