

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Two bedrooms
- Well appointed bathroom
- Lounge with day room/study
- Breakfast kitchen
- Utility with guests wc
- Garage
- Private rear garden
- Overlooking playing fields to rear
- Central, well regarded location



BRIAR AVENUE, STREETLY, B74 3HX - OFFERS AROUND £450,000

This much improved, enlarged, detached bungalow, is set in a prime, central location, just a short walk from local shops, facilities and bus services on the Chester Road, Being similarly placed for Sutton Park, with all its natural beauty and walkways. Complemented by gas central heating and pvc double glazing (both where specified), the property has been extended at the rear to provide additional accommodation, overlooking delightful playing fields. Briefly comprising enclosed porch, reception hall, spacious lounge with separate day room/study, enlarged breakfast kitchen with appliances, utility with guests wc, two bedrooms and a well appointed bathroom having separate shower. Benefitting also from a private rear garden and garage, to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

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

FULLY ENCLOSED PORCH: Pvc double glazed porch with obscure window to side, tiled floor, glazed door opens to:

RECEPTION HALL: Oak flooring, radiator with contemporary cover, doors off to:

LOUNGE: 18'3" x 11'5" Pvc double glazed window to side, glazed doors and window to study, feature fireplace with stone hearth, surround and mantle over, wood effect flooring, radiator.

STUDY: 11'3" x 7'11" Pvc double glazed window and French doors to rear, wood effect flooring, radiator (this multi-purpose room could be used alternately as a day/play room as preferred)

BREAKFAST KITCHEN: 16'4" x 13'7" Pvc double glazed window to rear, one and a half bowl sink/drain unit, rolled edge work surfaces, wood effect splash backs, there is a range of fitted units to both base and wall level including drawers, central island unit with breakfast bar having space for two stools, integrated fridge/freezer and dishwasher, fitted oven with five ring gas hob above and extractor canopy over, space for dining table and chairs, Karndean flooring, radiator, glazed door to:

UTILITY: Pvc double glazed window to rear, obscure double glazed door to side, one and a half bowl stainless steel sink/drain unit set into rolled edge work surface, further fitted units to base and wall level, space for tumble dryer, plumbing for washing machine, radiator, tiled flooring, door to garage and:

GUESTS WC: Glazed window to utility, low level wc, wash hand basin with vanity unit beneath, tiled flooring.

BEDROOM ONE: 14'9" x 8'7" Pvc double glazed window to front, four double and one single built-in wardrobes, radiator with cover.

BEDROOM TWO: 11'3" x 10'8" Pvc double glazed windows to front and side, two double built-in wardrobes, radiator.

BATHROOM: 9'11" x 6'2" Obscure pvc double glazed window to front, matching white suite comprising corner bath, separate double shower cubicle, tiled splash backs and glazed shower screen, wash hand basin with vanity unit beneath, part tiled walls, low level wc, chrome ladder style radiator, oak flooring.

GARAGE: 14'8" x 8'2" Up and over garage door, fitted shelving and base units, space for freezer. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area shielded by bushes and shrubs, borders to rear, steps lead to lawned area, timber shed, greenhouse, gate to rear playing fields.



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

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		
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.