

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three good bedrooms
- Large, luxuriously appointed bathroom
- Extended, spacious through lounge/dining room
- Feature fireplace
- Fitted kitchen having integrated appliances
- Side passageway with rear laundry area
- Guests cloakroom/wc
- Garage
- Rear garden overlooking enclosed paddock
- Sought after, cul-de-sac location, close to Sutton Park



OLLISON DRIVE, STREETLY, B74 3DZ - OFFERS AROUND £520,000

This delightful, superbly presented and much improved, deceptively spacious, freehold, detached family home, is set in a small, centrally located cul-de-sac. Enhanced further by having an enclosed paddock to rear, the property is further complemented by the provision of gas central heating and pvc double glazing (both where specified). Thoughtfully designed and comprehensively renovated, to fully appreciate the extended property on offer, its true proportions and many improvements, we highly recommend an internal inspection. Served locally by well regarded schooling, together with a variety of shops in Streetly Village and on the Chester Road/Hardwick Road, the property briefly comprises fully enclosed porch, welcoming reception hall, guests cloakroom/wc, substantial through lounge/dining room with feature fireplace, fitted kitchen with appliances, side lobby with rear laundry area. To the first floor there are three generous bedrooms together with a large, well appointed family bathroom, furthermore the property has a substantial loft, single car garage and attractive rear garden.

Set back from the roadway behind a twin car driveway, access is gained to the property via a pvc double glazed door opening to:

DEEP, ENCLOSED PORCH: Pvc double glazed windows to side, tiled floor, part obscure pvc double glazed door to:

WELCOMING RECEPTION HALL: Pvc double glazed obscure window to front, oak stripped flooring, radiator.

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

ENLARGED LOUNGE/DINING ROOM: 31'3" x 11'10" Pvc double glazed bow window to front, feature fireplace, double radiator. Rear Dining Area: Pvc double glazed windows to side and rear with double glazed double French doors to garden, double radiator.

FITTED KITCHEN: 11'10" max / 8'1" min x 8'8" max / 6'9" min Pvc double glazed window to rear, one and a half bowl sink unit having double base unit beneath, there is a further range of contemporary units fitted to both base and wall level including drawers, integrated fridge and freezer, Cuisine Master range style cooker having twin ovens and multi ring gas hob, in turn with splash back and extractor canopy over, wood style work surfaces with matching upstands, double radiator.

SIDE LOBBY: Pvc door to front, door to garage, opening to:

REAR LAUNDRY AREA: 7'4" x 6'2" Windows to rear with door to garden, plumbing for washing machine, space for dryer.

RETURN STAIRS TO LANDING: Pvc double glazed obscure window to side, radiator, retractable loft ladder accessing large loft.

BEDROOM ONE: 11'10" x 11'3" Pvc double glazed window to rear, radiator.

BEDROOM TWO: 11'10" x 11'6" Pvc double glazed window to front, radiator.

BEDROOM THREE: 12'10" x 7'3" Pvc double glazed window to front, radiator.

LARGE FAMILY BATHROOM: 12'9" x 8'8" max / 7'2" min Two pvc double glazed windows to rear, well appointed feature white suite comprising freestanding oval bath, wall hung wash hand basin with base unit beneath, low flushing wc, separate walk-in shower with glazed splash screen, complementary tiled splash backs and floor, two contemporary ladder style radiators.

GARAGE: 16'4" x 8'4" Pvc double glazed obscure window to side. (Please check the suitability of this garage for your own vehicle)

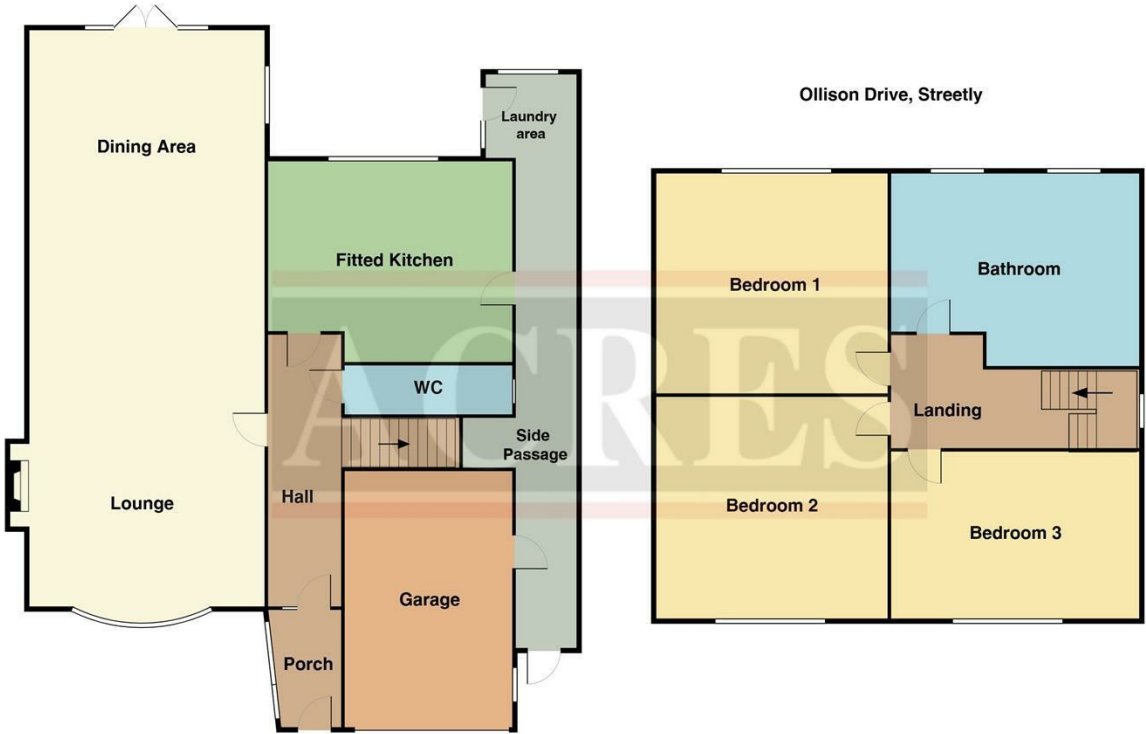
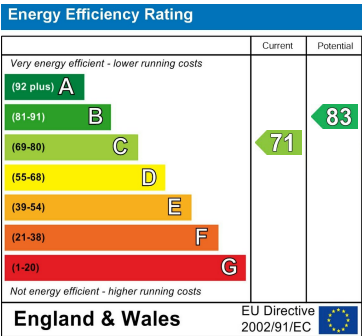
OUTSIDE: Paved patio area to a lawned rear garden having timber fencing, shed and overlooking an enclosed paddock with tennis courts and bowling green.



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.