

ACRES

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- Enlarged semi-detached family home
- Four bedrooms
- Well appointed family bathroom
- Spacious lounge
- Separate dining room
- Fitted breakfast kitchen
- Garage
- Mature rear garden
- Corner plot with potential
- Sought after, central location



CEDAR DRIVE, STREETLY, B74 3RL - OFFERS AROUND £400,000

This freehold, well presented, semi-detached family home, is set in a prime, central location and is a short stroll from well regarded schooling. Positioned on the corner of Hazelwood Road and Cedar Drive, the property occupies a corner plot giving ample parking and having scope/potential for enlargement (STPP). There is a range of local shops and amenities close by, together with excellent road links and bus services. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises porch, reception hall, guests wc, lounge, separate dining room, breakfast kitchen, side veranda/potential utility, to the first floor there are four bedrooms, a well appointed family bathroom, garage and a private rear garden. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set on a corner plot, the property has a fore garden and a multi-vehicular driveway, access is gained to the accommodation via:

PORCH: Sliding doors with windows to sides:

RECEPTION HALL: 13'9" max / 9'5 min x 6'11" max / 3'7" min Obscure glazed pvc multi-locking front door, wood effect flooring, useful storage cupboard, stairs off, radiator.

GUESTS WC: Low level wc, wash hand basin, chrome ladder style radiator, wood effect flooring.

LOUNGE: 13'9" x 12'8" max / 9'11" min Pvc double glazed window to front and side, coal effect feature fireplace with marble effect surround and hearth, wood effect flooring, radiator.

DINING ROOM: 15'1" x 10' Pvc double glazed window to front, wood effect flooring, radiator.

FITTED BREAKFAST KITCHEN: 15'11" x 7'9" max / 6'7" min Stainless steel sink/drainage unit set into square edged work surfaces, there is a range of fitted units to both base and wall level including drawers, space for oven and grill, space for fridge/freezer, breakfast bar having space for three stools, glazed door and utility/veranda, tile effect flooring.

SIDE VERANDA/UTILITY: Pvc double glazed window and door to rear, plumbing for washing machine, tile effect flooring, door to garage.

STAIRS TO SPLIT DIRECTIONAL LANDING:

BEDROOM ONE: 11'10" x 9'9" Pvc double glazed window to front and side, two double built-in wardrobes, radiator.

BEDROOM TWO: 13'10" x 10' Pvc double glazed window to front, two double built-in wardrobes, radiator.

BEDROOM THREE: 11'4" x 8'2" Pvc double glazed window to front and side, radiator.

BEDROOM FOUR: 10' x 6'4" Pvc double glazed window to side, radiator.

BATHROOM: 10'5" x 5'2" Obscure pvc double glazed window to rear, white suite comprising bath with shower over, wash hand basin, tiling to walls, wood effect flooring, two wall mounted cabinets..

GARAGE: 14'4" x 8'3" Double doors to front, space for tumble dryer, fitted shelving. (Please check the suitability of this garage for your own vehicle)

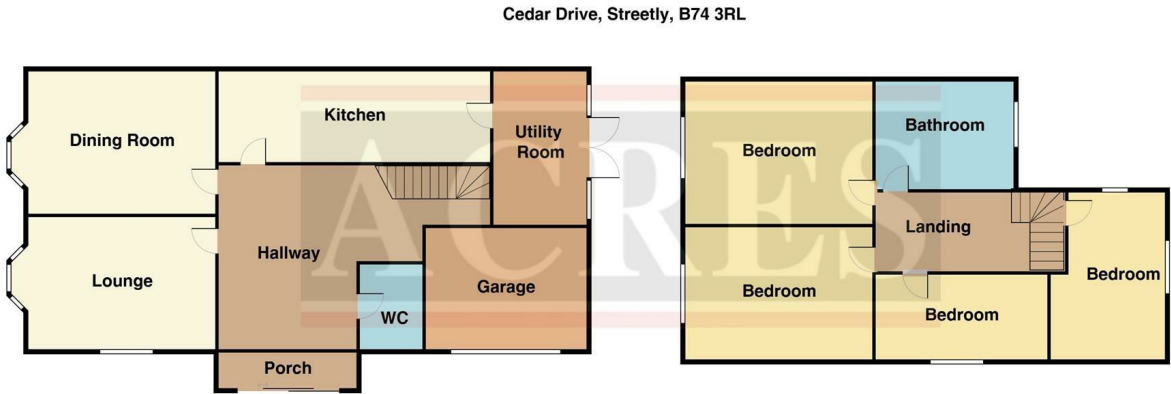
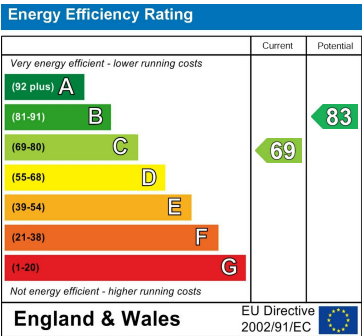
OUTSIDE: Paved patio area with steps to lawn having a variety of shrubs, bushes and trees.



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 : D

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.

