

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedrooms
- Additional box room/study
- Well appointed bathroom & separate wc
- Lounge
- Open plan breakfast kitchen with dining area
- Utility & guests wc
- Garage
- Private, mature garden overlooking playing fields
- Prime, sought after location



***THORNEY ROAD, STREETLY, B74 3HT - OFFERS AROUND £475,000***

Set in this sought after location within Streetly, this traditional style, semi-detached family home, is within walking distance of well regarded schooling and having playing fields to rear. This well presented property also has local bus links and shopping facilities close by on the Chester Road. Complemented by gas central heating and double glazing (both where specified) the accommodation briefly comprises porch, reception hall, family lounge, fitted breakfast kitchen, utility area and guests wc. To the first floor there three bedrooms and an additional box room/study, together with a well appointed shower room having separate wc. Externally there is a private, mature rear garden, overlooking and accessing playing fields and garage. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular block paved driveway, access to the accommodation is gained via:

**PORCH:** Pvc double glazed doors and windows, rustic brick walls, tiled floor, opening to:

**RECEPTION HALL:** Obscure glazed window and door to front, door to lounge, stairs off, wood effect flooring, radiator.

**FAMILY LOUNGE:** 15'10" x 10'11" Pvc double glazed bay window to front, feature fireplace with marble hearth and surround, shelving to wall, radiator.

**FITTED BREAKFAST KITCHEN:** 20'3" max / 9'9" min x 14' max / 9'1" min Double glazed window and sliding doors to rear, single bowl sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, space for Range style cooker, integrated dishwasher, breakfast bar with space for two stools, separate dining area having space for table, chairs and sofa, alcove for feature fireplace, glazed door to:

**UTILITY:** Glazed window and door to rear, tile effect flooring, plumbing for washing machine, space for dryer, larder cupboard, door to:

**GUESTS WC:** Obscure glazed window, low level wc, tile effect flooring.

**STAIRS TO LANDING:** Obscure glazed window to side.

**BEDROOM ONE:** 15'10" x 10'11" Pvc double glazed bay window to front, radiator.

**BEDROOM TWO:** 11'8" x 11' Two double glazed windows to rear, radiator.

**BEDROOM THREE:** 13'10" x 8'6" Pvc double glazed window to front, radiator.

**BOX ROOM/STUDY:** 7'11" x 5'5" Double glazed window to rear, radiator.

**FAMILY BATHROOM:** 6'4" x 5'11" max / 3'1" min Obscure glazed window to rear, suite comprising bath with shower over and glazed splash screen, wash hand basin, useful storage cupboard.

**SEPARATE WC:** Obscure double glazed window to side, low level wc.

**GARAGE:** 18'6" x 7'6" Double opening wooden garage doors to front, obscure glazed window (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area leading to lawn flanked by borders with shrubs, bushes and trees, access to rear playing fields.



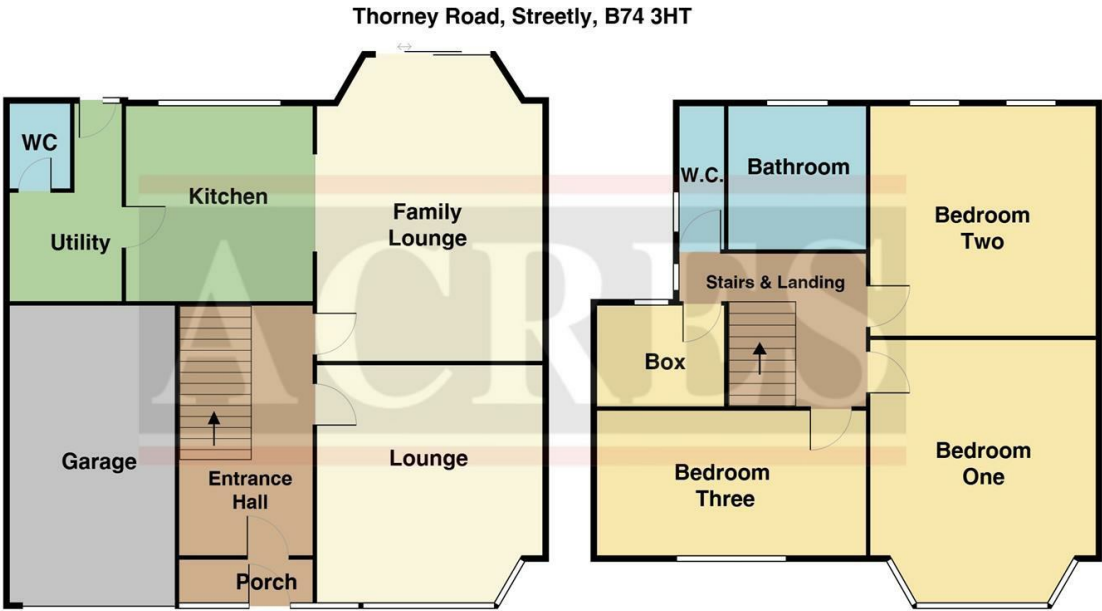
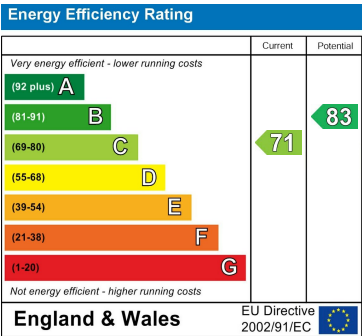




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** 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.