

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Dormer bungalow
- Four bedrooms
- Well appointed family bathroom
- Separate shower room
- Spacious lounge
- Open plan comprehensively fitted kitchen/dining room
- Conservatory
- Private rear garden
- Close to Sutton Park
- Set in a well regarded cul-de-sac



**REDLANDS WAY, STREETLY, B74 3ET - OFFERS AROUND £650,000**

This exceptionally well presented, much improved, freehold, detached property, is set in a well regarded, centrally located cul-de-sac off Middleton Road. Positioned just a short stroll from Sutton Park, the property also benefits from having local shopping facilities at Streetly Village, where there is a variety of shops, cafes and other amenities. Having a readily available bus service close by, the property has been finished to a high specification and is complemented by pvc double glazing and gas central heating (both where specified). Briefly comprising porch, welcoming reception hallway, open plan, comprehensively fitted kitchen/dining area, family lounge leading to conservatory, two double bedrooms and a well appointed family bathroom to the ground floor. To the first floor there are two further bedrooms, both having fitted wardrobes and an additional shower room. Externally there is a private rear garden, summer house and garage. To fully appreciate the accommodation on offer and the improvements made, we highly recommend an internal inspection.

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

**PORCH:** Pvc double glazed door and windows, space for storage unit, opening to:

**RECEPTION HALL:** Glazed door to front, stairs off, radiator

**LOUNGE:** 18'3" x 13' Pvc double glazed sliding doors to conservatory, pvc double glazed window to side, coal effect feature fireplace with marble hearth and surround, oak effect mantle over, radiator.

**CONSERVATORY:** 12'5" x 10'10" Pvc double glazed windows to each elevation, pvc double glazed door to side, tiled flooring.

**COMPREHENSIVELY FITTED KITCHEN/DINING AREA:**

Dining Area: 13'3" max / 11'8" min x 12'3" Pvc double glazed window to rear, there is a range of fitted units to both base and wall level including drawers and storage, quartz work surfaces, laminate flooring.

Fitted Kitchen: 17'8" x 12'10" Pvc double glazed windows to rear and side, pvc double glazed door to rear, roof lantern, one and a half bowl sink/drainage unit set into rolled edge quartz work surfaces having upstands, there is a range of matching units fitted to both base and wall level, drawers, pull out storage units and larder, under plinth lighting, integrated oven & grill, inset induction hob, integrated dishwasher, space for American style fridge/freezer, central breakfast bar having space for four stools, pantry cupboard, utility area offering a further quartz work surface, stainless steel inset sink unit, plumbing for washing machine, laminate flooring throughout, two radiators, chrome ladder style radiator.

**BEDROOM ONE:** 16'4" max / 13'1" min x 9'11" Pvc double glazed bay window to front, further pvc double glazed window to side, alcove for dressing area, radiator.

**BEDROOM TWO:** 13'2" x 9'10" Pvc double glazed bay window to front, four double built-in wardrobes, radiator.

**BATHROOM:** 6'8" x 6'5" Obscure pvc double glazed window to side, matching suite comprising bath with shower over, low level, built-in wash hand basin and vanity unit, tiled walls, radiator.

**STAIRS TO LANDING:** Pvc double glazed window to side.

**BEDROOM THREE:** 16'3" max / 11'8" min x 11'8" max / 9'4" min Pvc double glazed window to rear, two built-in wardrobes with cupboards over, radiator.

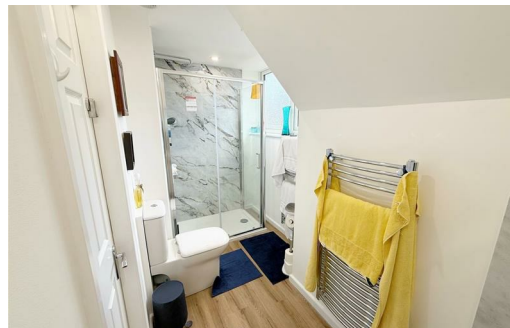
**BEDROOM FOUR:** 12'11" x 9'8" To pvc double glazed windows to front, radiator.

**SHOWER ROOM:** Obscure pvc double glazed window to rear, modern white suite comprising enclosed shower cubicle with glazed shower screen, marble effect splash backs, low level wc, built-in wash hand basin with vanity unit and storage drawers to side, sensor lighting mirror, wood effect, flooring, two chrome ladder style radiators.

**GARAGE:** 9'11" x 9'8" Electric roller garage door to front. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Corner plot giving a sense of privacy, patio area leading to lawn, surrounded by shrubs, bushes and trees, timber summerhouse.





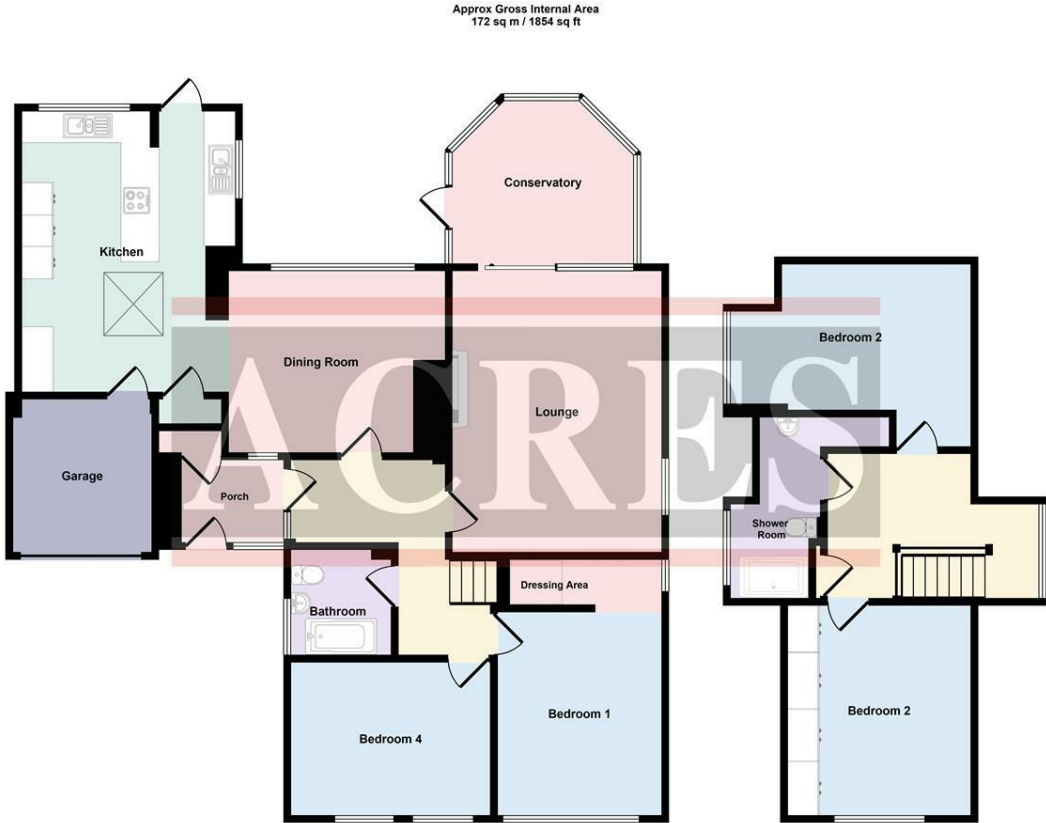


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		81
(69-80) C	70	
(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		



Ground Floor  
Approx 127 sq m / 1367 sq ft

First Floor  
Approx 45 sq m / 487 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

