

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached family home
- Corner position & mature rear garden
- Three double bedrooms
- Family bathroom
- Study
- Lounge/dining room
- Breakfast kitchen
- Twin garages & guests wc
- Potential for alteration/development
- Sought after location



**EGERTON ROAD, STREETLY, B74 3PG - OFFERS AROUND £450,000**

This spacious, detached family home is set in a prime, central and sought after location, within a short distance of well regarded schooling for all ages, there are local shops available close by. Being similarly placed for bus services, together with Sutton Park, the property offers scope for further alteration/development (subject to necessary planning permissions). Complemented by gas central heating and pvc double glazing (both where specified) the accommodation offers porch, reception hall, spacious lounge with dining area, breakfast kitchen, guests wc and side veranda leading to garage. To the first floor there are three bedrooms, well appointed family bathroom and additional study. To the rear of the property is a mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway on a corner plot, behind a multi-vehicle driveway having side lawn, access to the property is gained via:

**PORCH:** Pvc double glazed door and windows, tile effect flooring, door opening to:

**RECEPTION HALLWAY:** Obscure glazed door and window to front, under stairs storage, stairs off, radiator, glazed doors to:

**LOUNGE:** 17'8" x 11'5" Pvc double glazed window to front, pvc double glazed sliding patio doors to rear, radiator.

**DINING AREA:** 16'3" x 11'11" Pvc double glazed box window to rear, space for dining table and chairs, further space for additional seating, radiator.

**BREAKFAST KITCHEN:** 16'1" x 8'1" Pvc double glazed window to rear, glazed door to veranda, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, part tiled walls, integrated oven and grill, four ring hob with extractor canopy over, space for breakfast table, tiled flooring.

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

**STAIRS TO LANDING:** Pvc double glazed window to front, useful storage cupboard, radiator.

**BEDROOM ONE:** 17'7" x 11'5" Pvc double glazed windows to front and rear, full width built-in wardrobes with sliding doors, two radiators.

**BEDROOM TWO:** 12'9" x 7'11" Pvc double glazed window to front, radiator.

**BEDROOM THREE:** 11'5" x 10'3" Pvc double glazed window to rear, radiator.

**STUDY:** 6'11" x 4'10" Pvc obscure double glazed window to side, fitted shelving, space for desk.

**FAMILY BATHROOM:** 8'10" x 5'10" Obscure pvc double glazed window to side, suite comprising bath with shower over and glazed screen, wash hand basin with vanity unit below, low level wc, tiled walls and floor, radiator.

**SIDE VERANDA:** Obscure pvc double glazed windows to side, pvc double glazed doors to front and rear, access to:

**GARAGE:** Obscure glazed window to side, electric garage door (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Mature rear garden having lawn, bushes, shrubs and trees



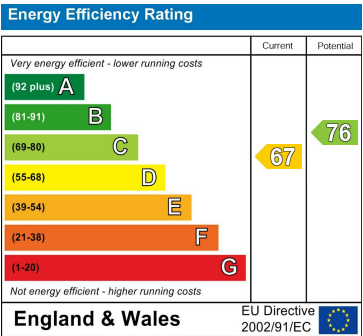




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : 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.