

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three bedrooms
- Well appointed white bathroom
- Attractive front lounge
- Substantial, extended open plan family room to:
- Comprehensively fitted breakfast kitchen to:
- Open plan dining area
- Guests cloakroom/wc
- Garage & mature rear garden
- Set in a central location
- Adjacent to open fields



ALDRIDGE ROAD, STREETLY, B74 2DP - OFFERS AROUND £385,000

This highly, deceptively spacious, much enlarged, traditional, freehold, semi-detached family home, is set in a prime, central location close to local bus services and schooling. Sutton Park, with all its natural beauty, is set within short walking distance together with having open fields to fore, furthermore the property is well served by excellent road networks. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its host of feature and improvements, we highly recommend an internal inspection. Briefly comprising reception hall, front lounge, substantial, comprehensively fitted breakfast kitchen opening to a delightful family sitting area, in turn to a dining area, guests cloakroom/wc, three bedrooms, family bathroom, rear garden and side garage.

Set back from the roadway behind a lawned fore garden having side two/three car block paved driveway, together with mature shrubs and bushes, access is gained to the property via:

RECESSED PORCH: Door with glazed inset to:

RECEPTION HALL: Radiator, cloaks/storage cupboard.

LOUNGE: 13'1" max / 10'7" min x 10'10" Pvc double glazed bay window to fore, double radiator.

FITTED BREAKFAST KITCHEN COMBINING FAMILY & DINING AREA: 24'1" max / 10'10" min x 23'10" max / 15'9" min

Dining Area: Tall contemporary radiator.

Family Area: Wide double glazed bi-fold doors to rear, double glazed roof lantern over, space for sofa, tall contemporary radiator.

Fitted Breakfast Kitchen: Double glazed window to rear, one and a half bowl sink unit having base unit beneath in a high gloss, handleless finish, there is a further, comprehensive range of fitted units to both base and wall level including drawers, integrated fridge, freezer and dishwasher, granite work surfaces, central island unit having space for stools, inset hob with extractor, tiled floor.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, white low flushing wc, wash hand basin, chrome ladder style radiator, tiled floor.

STAIRS TO LANDING: Pvc double glazed window to side.

BEDROOM ONE: 13'6" max / 10'10" min x 11' max / 10' min Pvc double glazed bay window to front, double radiator.

BEDROOM TWO: 13'10" max / 10'6" min x 10' max / 9'1" min Pvc double glazed bay window to front, radiator.

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

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath having shower over and side splash screen, tiled splash backs, wall hung wash hand basin, low flushing wc, chrome ladder style radiator, tiled floor. Linen cupboard.

SIDE GARAGE: 14'4" x 7'4" Up and over door (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area to a lawned rear garden having borders and timber fencing.

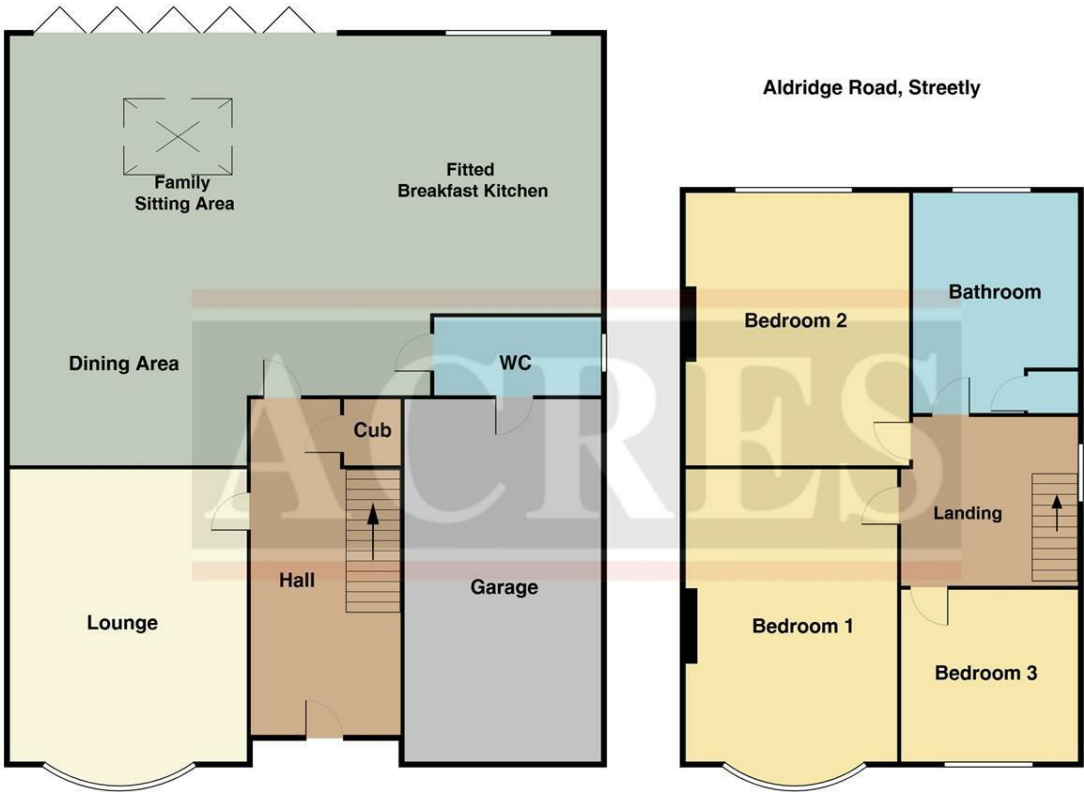


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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	



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.

