

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Semi-detached family home
- Three bedrooms
- Well appointed bathroom
- Lounge with separate dining area
- Breakfast kitchen
- Garage
- Delightful rear garden
- Scope for modernisation/alteration
- No upward chain



**VALLEY ROAD, STREETLY, B74 2JF - OFFERS OVER £300,000**

This spacious, freehold, semi-detached family home, is set in a prime, central and convenient location, close to well regarded schooling. Having local bus services readily available and being positioned only a few hundred metres from Sutton Park, together with local shops, the property is also complemented by gas central heating and pvc double glazing (both where specified). The property briefly comprises fully enclosed porch opening to reception hall, spacious lounge and dining area, breakfast kitchen, side garage, three bedrooms and a well appointed family bathroom. Externally there is a side garage and a mature rear garden. Having scope for modernisation/alteration (subject to any necessary planning permissions/consents), to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a block paved, multi-vehicle driveway with fore garden, access to the property is gained via:

**PORCH:** Obscure pvc double glazed windows to front and side, multi-locking front door, wood effect flooring opens to:

**RECEPTION HALL:** Under stairs storage, stairs off, radiator.

**LOUNGE:** 13'11" x 12'8" max / 11'6" min Pvc double glazed window to front, stone effect feature fireplace with shelving and mantle, radiator double doors to:

**DINING AREA:** 10' x 9'1" Pvc double glazed window to rear, serving hatch to kitchen, space for dining room table and dresser, radiator.

**BREAKFAST KITCHEN:** 9'10" x 9'4" Pvc double glazed window to rear, obscure double glazed door to side, one and a half bowl stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of matching units to both base and wall level including drawers, complementary tiled splash backs, tiled walls, space for cooker/oven with extractor above, plumbing and space for washing machine, spaces for fridge and freezer, pantry cupboard, space for breakfast table, radiator.

**STAIRS TO LANDING:** Obscure double glazed window to side, useful storage cupboard.

**BEDROOM ONE:** 11'6" x 10' Pvc double glazed window to front, double built-in wardrobe with over head storage, dressing table and radiator.

**BEDROOM TWO:** 11'5" x 10' Pvc double glazed windows to rear, one double and two single built-in wardrobes, radiator.

**BEDROOM THREE:** 8'10" max / 5'5" min x 7'6" max / 4'10" min Pvc double glazed window to front, useful storage cupboard, radiator.

**BATHROOM:** 7'2" x 6'2" Obscure pvc double glazed window to rear, enclosed shower cubicle with sliding glazed doors, wash hand basin, low level wc, tiled walls and wood effect flooring, chrome ladder style radiator, additional radiator.

**GARAGE:** 16'9" x 7'9" Double opening garage doors, glazed door and window to rear (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area leading to lawn, paved pathway, border having a variety of shrubs and bushes.



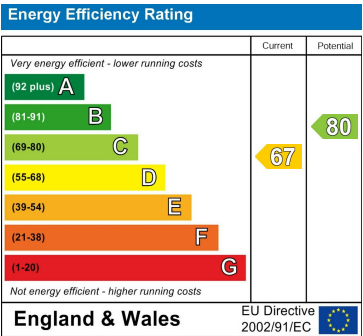




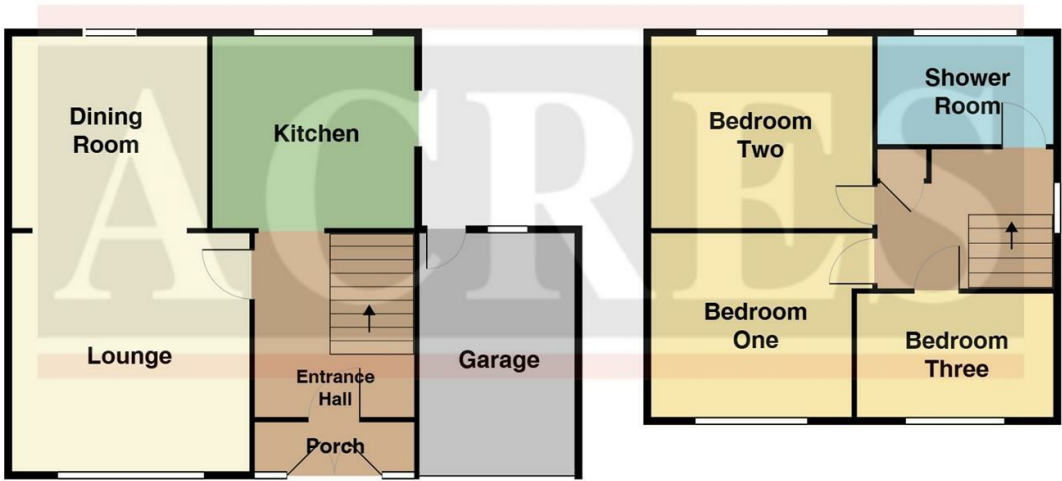
TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 323 3088



Valley Road, Streetly, B74 2JF



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.