

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached family home
- Three good bedrooms
- Well appointed family bathroom
- Attractive lounge
- Open plan kitchen/dining area
- Separate hobby/day room
- Study & utility
- Ground floor shower room
- Well tended rear garden & garage
- Sought after location, close to Sutton Park



***STREETLY CRESCENT, FOUR OAKS, B74 4PU - OFFERS AROUND £600,000***

This spacious, extended, freehold, detached family home, is set in a well regarded and sought after location just a short stroll from Sutton Park, together with local shopping facilities at 'The Crown'. The property is also served by well regarded schooling for all ages, Four Oaks offers excellent public transport links having access to the Cross City rail line, local bus services and the Midlands motorway network. Complemented by gas central heating and pvc double glazing (both where specified), this deceptively spacious property is well presented and briefly comprises reception hall, lounge with separate dining area, open plan breakfast kitchen with family area, utility, additional study and hobby/day room, there is the addition of a ground floor shower room and wc. To the first floor there are three good sized bedrooms and a well appointed family bathroom, externally there is a garage and well tended, maintained rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

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

**RECEPTION HALL:** Pvc double glazed obscure door and window to front, wood effect flooring, useful storage cupboard, stairs off, radiator.

**LOUNGE:** 15'5" x 13'5" Pvc double glazed bay window to front, coal effect feature fireplace having tiled hearth and surround, obscure glazed doors to dining area, radiator.

**DINING AREA:** 10'11" x 9'5" Wood effect flooring, double radiator.

**OPEN PLAN BREAKFAST KITCHEN WITH FAMILY AREA:** 21'5" max / 8'4" min x 19'2" max / 6'2" min Pvc double glazed windows to side and rear, bi-fold doors to rear, one and a half bowl sink/drain unit set into square edged work surfaces, there is a range of matching units set into base and wall level including drawers, tiled splash backs, four ring gas hob with extractor canopy over, integrated oven and grill, space for dishwasher, alcove for potential pantry/larder unit, breakfast bar with space for two stools, tiled floor. Family Area: Wood effect flooring

**UTILITY:** 8'7" x 8'1" Glazed skylight, stainless steel sink unit set into rolled edge work surfaces, plumbing for washing machine, space for dryer, shelving to wall, part tiled walls.

**HOBBY/DAY ROOM:** 13'6" max / 10'10" min x 7'11" Pvc double glazed window and door to side, leading to:

**STUDY:** 8' x 5'5" Pvc double glazed window to rear and side, wood effect flooring.

**GROUND FLOOR SHOWER ROOM:** Obscure glazed window to rear, suite comprising enclosed corner shower with splash backs and folding glazed door, corner wash hand basin with vanity unit below, low level wc, wood effect flooring.

**GARAGE:** 14'10" x 8'3" Double opening garage door, obscure glazed door, fitted shelving (Please check the suitability of this garage for your own vehicle)

**STAIRS TO LANDING:** Obscure pvc double glazed window to side, two useful storage cupboards.

**BEDROOM ONE:** 16'4" x 10'6" Pvc double glazed windows to rear and side, radiator.

**BEDROOM TWO:** 12'5" x 11' Two pvc double glazed windows to rear, wash hand basin with vanity unit, radiator.

**BEDROOM THREE:** 10'6" x 6'11" Pvc double glazed window to side and rear, radiator.

**FAMILY BATHROOM:** 7'10" x 5'7" Obscure pvc double glazed window to rear, white suite comprising shaped bath with shower over and folding glazed door, wash hand basin with vanity unit below, low level wc, part tiled walls, chrome ladder style radiator.

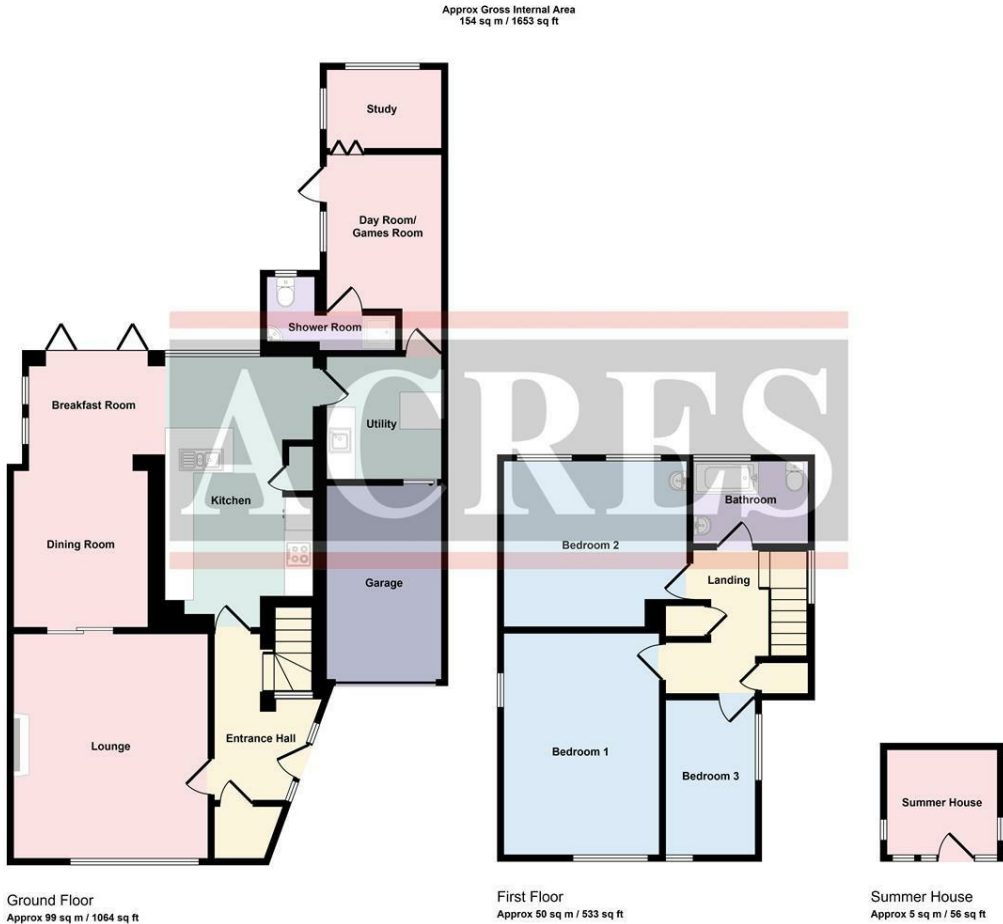
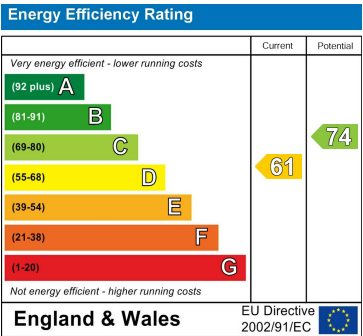
**OUTSIDE:** Block paved patio area with space for hot tub, leading to lawn having a variety of shrubs, bushes and trees, rear summerhouse, greenhouse and timber shed.



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 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.