

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedrooms
- Family bathroom
- Spacious through lounge/dining room
- Snug/den
- Fitted kitchen
- Guests wc & garage
- Generous rear garden
- Set in a central, sought after location



***STREATHER ROAD, FOUR OAKS, B75 6RD - OFFERS AROUND £425,000***

This attractive, spacious, extended, freehold, semi-detached family home, is set in a prime, central and sought after location, just a short stroll from the highly regarded Moor Hall Infant and Junior school. Positioned within only a few hundred metres of Mere Green shopping centre, where you will find a host of restaurants, shops and further facilities, the property is similarly placed for the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, it's true proportions and generous accommodation, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, through lounge/dining room, fitted kitchen, snug/den, guests cloakroom/wc, three bedrooms, the first having wardrobes, a family bathroom, side garage and generous rear garden.

Set back from the roadway behind a lawned fore garden with side tarmac driveway, access is gained to the property via a pvc double glazed door opening to:

**WELCOMING RECEPTION HALL:** Pvc double glazed obscure window to front, radiator, wood laminate flooring.

**SPACIOUS THROUGH LOUNGE/DINING ROOM:** 25'7" max / 12' min x 11'9" max / 9'1" min Pvc double glazed bay window to front, living flame gas fire set into a fire surround having hearth and mantle, double radiator. Rear dining area: Double glazed patio doors to rear, radiator, wood laminate flooring throughout.

**FITTED KITCHEN:** 11'6" max / 8'3" min x 9'1" max / 6' min Pvc double glazed window to rear, one and half bowl sink/drain unit having double base unit beneath, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, double radiator, space for cooker, washing machine and fridge, wood laminate flooring.

**SNUG/DEN:** 11' plus door recess / 8'2" min x 10'4" max / 5'7" min Pvc double glazed window and door to rear garden, radiator, wood laminate flooring.

**GUESTS CLOAKROOM/WC:** Low flushing wc, wash hand basin, skylight.

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

**BEDROOM ONE:** 14'6" max / 12'2" min x 11' to walls plus door recess / 9' min Pvc double glazed bay window to front, radiator, three double fitted wardrobes to full width having storage cupboards above.

**BEDROOM TWO:** 11'3" max / 9'3" min x 11'7" max / 8'3" min Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 9'1" x 7'9" Pvc double glazed window to front, radiator, storage/display ledge.

**FAMILY BATHROOM:** Pvc double glazed obscure windows to side and rear, matching suite comprising bath having shower over and tiled splash backs, vanity wash hand basin with double and single base units beneath, low flushing wc, airing cupboard.

**SIDE GARAGE:** 19'10" max / 17' min x 11' Up and over door, doors to frontage and the main house (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area to a lawned rear garden having timber fencing and shed.





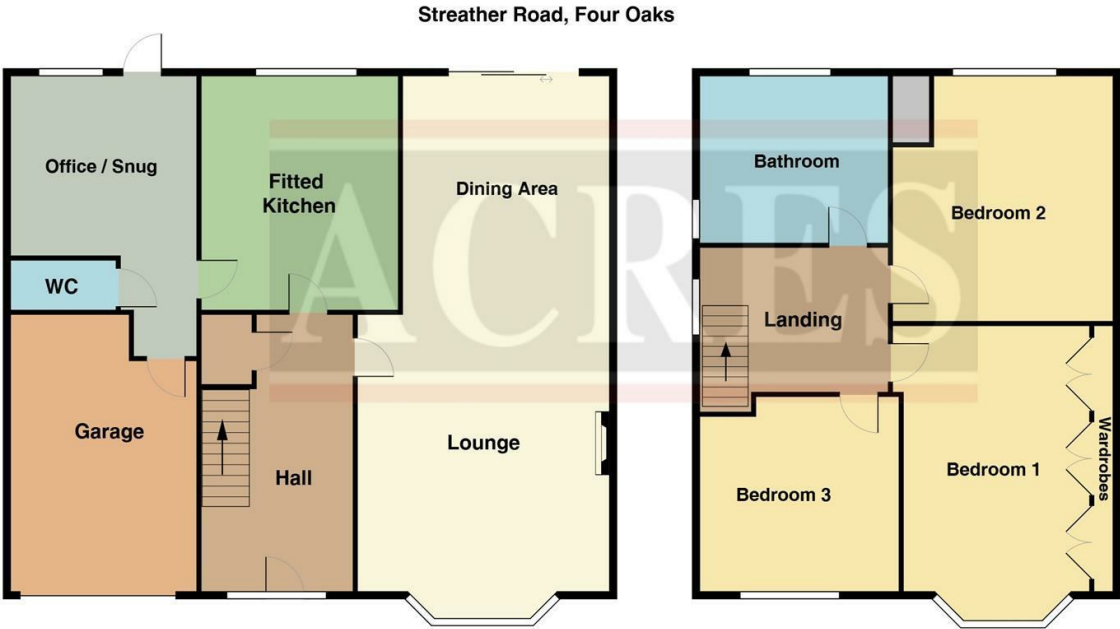


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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.