

# ACRES

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- Detached bungalow
- Two bedrooms
- En-suite shower room
- Additional, separate shower room
- Lounge
- Fitted kitchen
- Conservatory
- Private rear garden
- Sought after location



***BRIDLE LANE, STREETLY, B74 3QT - OFFERS OVER £350,000***

This deceptively spacious, freehold, detached bungalow, is set in a prime, central and sought after location in the heart of Streetly. Served locally by well regarded schooling and positioned within short walking distance of local shops on Blackwood Road and Chester Road. The property also benefits from access to local bus services, being within close proximity of Sutton Park and is complemented by gas central heating and pvc double glazing (both where specified). This well presented bungalow comprises porch, lounge leading into breakfast kitchen with conservatory, off, two bedrooms, with en-suite shower room, with additional separate shower room. To the rear of the property is a private, mature, well tended rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

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

**PORCH:** Pvc double glazed multi-locking front door, storage space, opening to:

**RECEPTION HALL:** Obscure glazed door and windows to front.

**LOUNGE:** 14'11" x 9'11" max / 8'8" min Pvc double glazed windows to front and side, stone effect feature fireplace with marble effect hearth, radiator.

**BREAKFAST KITCHEN:** 11'10" x 9'11" Pvc double glazed window to side, picture window and sliding doors to conservatory, one and a half bowl stainless steel sink/drain unit set into rolled edge work surfaces, complementary tiled splash backs, offering a range of matching units fitted to both base and wall level including drawers, integrated oven and grill, four ring gas hob with extractor canopy over, tiled floor, breakfast bar having space for two stools, radiator.

**CONSERVATORY:** 11'5" x 11'4" Pvc double glazed conservatory, French doors to rear, tiled flooring, two modern metal effect radiators.

**INNER HALLWAY:**

**BEDROOM ONE:** 9'11" x 9'10" Pvc double glazed windows to front, double built-in wardrobes, radiator.

**BEDROOM TWO:** 22'9" max / 14'6" min x 8'8" min Pvc double glazed window to rear, obscure pvc double glazed door to side, two radiators, being extended to include access to:

**EN-SUITE SHOWER ROOM:** White suite comprising enclosed shower cubicle, tiled splash backs and sliding glazed doors, wash hand basin with vanity unit below, low level wc, radiator.

**ADDITIONAL SHOWER ROOM:** 6'5" x 5'9" Obscure pvc double glazed window to rear, white suite comprising double shower cubicle, glazed sliding doors, built-in low level wc, wash hand basin with vanity unit below, tiled splash backs, storage cupboard, chrome ladder style radiator.

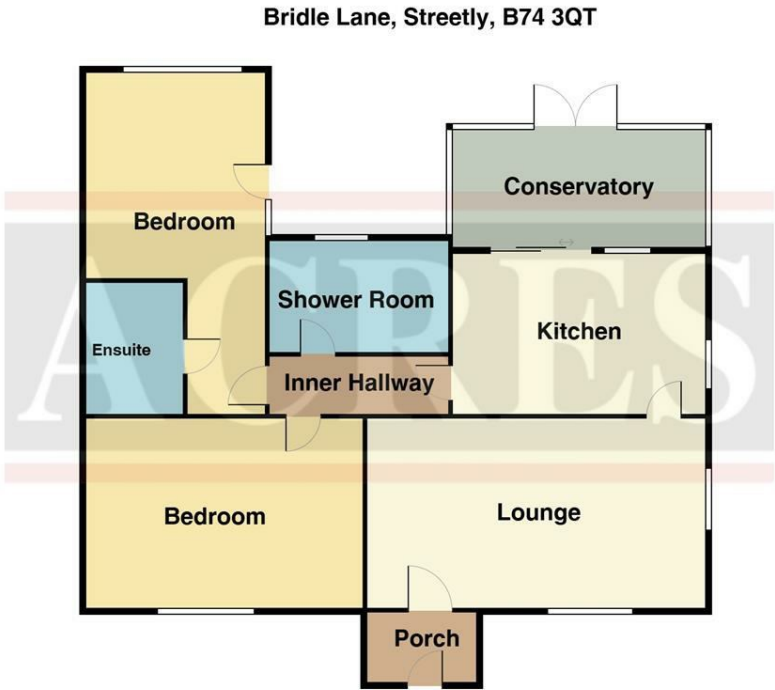
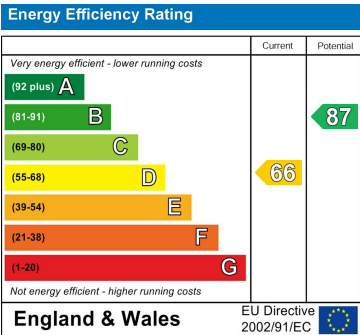
**OUTSIDE:** Block paved patio area with timber shed and seating, leading to a well tended lawn, surrounded by a variety of mature shrubs and bushes, paved pathway with timber sleepers leads to a further seating area, two further timber sheds and additional shrubs and bushes.



**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 :** D

**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.