

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Four double bedrooms
- Well appointed family bathroom
- Separate shower room
- Lounge & dining room
- Breakfast kitchen
- Utility with guests wc
- Study & rear conservatory
- Garage/store
- Private rear garden with tree lined aspect
- Close to Sutton Park & Streetly Village



***LESLIE ROAD, STREETLY, B74 3BS - PRICE GUIDE £775,000***



Set in the heart of Streetly Village, just a short stroll from an array of shops, restaurants and other amenities, together with Sutton Park. This imposing, spacious, period, freehold semi-detached family home occupies a mature, private plot. Being a short drive from the Cross City rail line in Four Oaks and readily available bus services, the location also offers access to the Midlands motorway network and excellent road links. Retaining great style, charm and character, with feature including high ceilings, traditional fireplaces and period style radiators, the property is also complemented by gas central heating and pvc double glazing (both where specified). To fully appreciate the accommodation on offer and it's proportions, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, dining room, large lounge leading to a full width rear conservatory, breakfast kitchen, utility, guest wc and a study/play room. To the first floor there are four double bedrooms and recently renovated bath and shower rooms. The property also offers a garage/store and a private, mature rear garden with a tree lined aspect.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the property is gained via a canopy porch leading into:

RECEPTION HALL: Obscure leaded light window to front, wood flooring, under stairs storage, stairs off, period style radiator.

DINING ROOM: 16'7" x 11'9" Double glazed window to front, feature fireplace having marble hearth, contemporary surround and mantle, period style radiator.

LOUNGE: 15'5" x 11'9" Double glazed door and window into conservatory, wood flooring, open plan feature fireplace with tiled hearth and slate surround, radiator.

REAR CONSERVATORY: Wood effect flooring, double doors to rear, period style radiator, opening to:

UTILITY/GUESTS WC: Obscure double glazed window to side, stable door to rear, low level wc, wash hand basin, tiled splash backs, plumbing and space for washing machine.

BREAKFAST KITCHEN: 10'2" x 9'4" Double glazed window to side, central island unit, Belfast sink set into quartz work surfaces, there is a range of matching units fitted to both base and wall level including drawers, tiled splash backs, space for Range style cooker, dining area having made to measure shelving units and space for table and chairs, radiator.

STUDY/PLAY ROOM: 15'4" x 8'11" Double glazed window to side, two useful storage cupboards.

STAIRS TO SPLIT-DIRECTIONAL LANDING: Doors to:

BEDROOM ONE: 16'6" x 12'10" Double glazed window to rear, traditional fireplace, period style radiator.

BEDROOM TWO: 14'11" x 11'11" Double glazed bay window with alcove for potential wardrobes, bedside shelving, fireplace, period style radiator.

BEDROOM THREE: 10'11" x 9'8" Double glazed window to rear, leaded light obscure window to side, radiator.

BEDROOM FOUR: 11'10" x 10'2" max / 8'9" min Pvc double glazed window to rear, traditional fireplace, period style radiator.

SHOWER ROOM: Being recently refurbished, double glazed window to front, walk in shower/wet area, low level wc, matching tiling to walls and floor, useful storage cupboard, wash hand basin, radiator.

FAMILY BATHROOM: Being recently refurbished, two obscure double glazed windows to rear, freestanding bath with display/storage shelving and twin shower sprays, walk-in shower/wet area with glazed screen, wall hung sink with vanity unit below and sensor mirror over, low level wc, feature tiled wall with lighting, ladder style radiator.

GARAGE/STORE: 10' x 9' Double doors to front, windows to side (Please check the suitability of this garage for your own vehicle/s)

OUTSIDE: Paved patio area leading to decking for seating, offering a good degree of privacy, mature shrubs and bushes, tree lined aspect, low maintenance lawn.




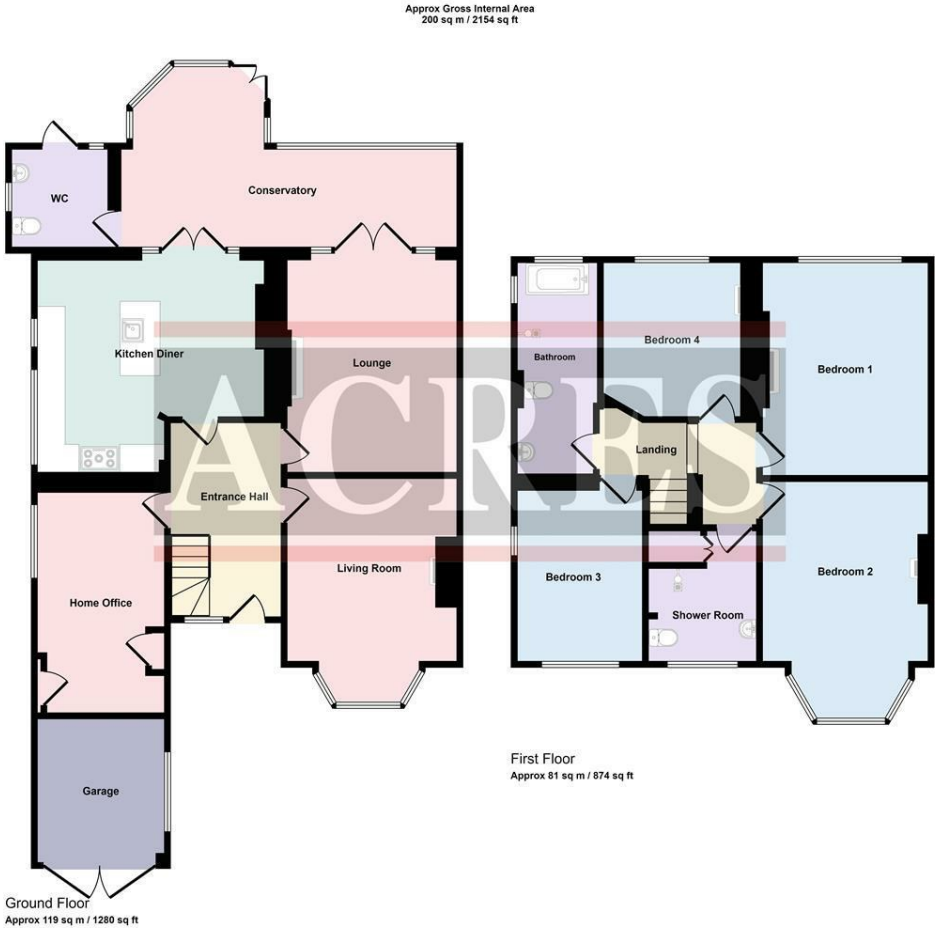


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

