

# 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
- Refitted open plan breakfast kitchen
- Through lounge/dining room
- Garage
- Popular, sought after location
- Mature rear garden
- No upward chain
- Much improved & renovated



***FRANKBURN ROAD, STREETLY, B74 3QJ - OFFERS OVER £350,000***

This well presented and much improved, freehold, semi-detached family home, is set in a popular, convenient location, positioned within a short walk from shopping facilities and public transport links by way of local bus services. The property is additionally served by well regarded schooling for all ages, within the area. Benefitting from a recent renovation, including renewed pvc double glazing throughout and gas central heating with a new boiler and radiators (both on specified), renewed wiring and LED lighting the property briefly comprises of porch, reception hall, through lounge/dining room, refitted open plan breakfast kitchen with garage off, to the first floor there are three bedrooms, together with a well appointed family bathroom. Externally the property has a mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

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

**PORCH:** Pvc double glazed door and windows to front, tile effect flooring, obscure pvc double glazed multi-locking front door opens to:

**RECEPTION HALL:** Wood effect flooring, stairs off, under stairs storage, radiator, doors to:

**THROUGH LOUNGE/DINING ROOM:** 27'2" x 10'7" Pvc double glazed bay window to front, pvc double glazed windows and French doors to rear, space for sofas and dining table, two radiators.

**REFITTED BREAKFAST KITCHEN:** 13'6" x 12'5" Pvc double glazed windows to rear, obscure double glazed door to rear, one and a half bowl stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of high gloss fitted units to both base and wall level including drawers, integrated oven/grill, four ring gas hob with extractor canopy over, space for fridge/freezer, space for table and chairs, tile flooring, radiator.

**STAIRS TO LANDING:** Obscure pvc double glazed window to side, doors to:

**BEDROOM ONE:** 14'6" x 10'1" Pvc double glazed bay window to front, radiator.

**BEDROOM TWO:** 11'9" x 10'7" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 8'7" x 6'1" Pvc double glazed window to front, radiator.

**BATHROOM:** 8'2" x 7'4" Obscure pvc double glazed window to rear, white suite comprising 'P'-shaped bath with shower over, shower spray and glazed splash screen, low flushing wc, wash hand basin, tiled flooring and walls, chrome ladder style radiator.

**GARAGE:** 18'8" x 7'3" Double doors to front (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area leading to a generous lawn, enclosed by timber fencing.

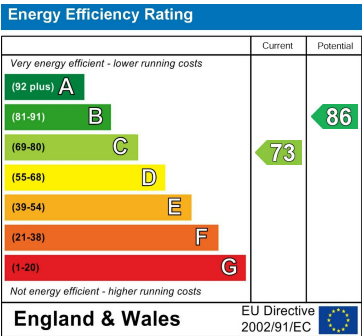




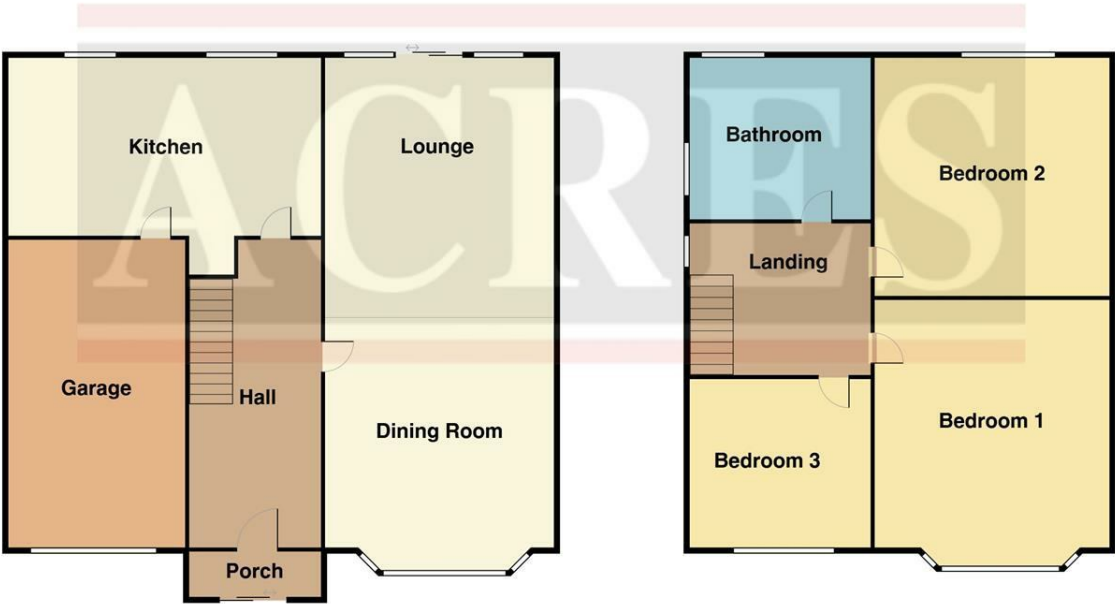
TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088



Frankburn Road, Streetly, B74 3QJ



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.