

ACRES

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- Three bedrooms
- Well appointed family bathroom
- Lounge/dining area
- Separate family/play room
- Breakfast kitchen
- Conservatory
- Tandem garage
- Generous, private rear garden
- Sought after location
- Much improved & enlarged



CONISTON ROAD, STREETLY, B74 3LE - OFFERS AROUND £400,000

This much improved and well presented, semi-detached family home is located on the Streetly/Aldridge border, in a prime, sought after location. Within walking distance of readily available bus services and being within an approximate one mile radius of Streetly Village and Sutton Park, the property also benefits from being close to open countryside. Offering gas central heating and pvc double glazing (both where specified) the property has been renovated as an ideal family home. Briefly comprising fully enclosed porch, reception hall, spacious lounge with rear family/play room, conservatory, fitted breakfast kitchen, three bedrooms and a well appointed family bathroom. To the rear of the property is a generous, mature garden, together with tandem garage, all of which to fully appreciate, we highly recommend an internal inspection.

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

ENCLOSED PORCH: Pvc double glazed door and windows to side, opening to:

RECEPTION HALL: Front door with two obscure glazed windows, under stairs storage cupboard, stairs off, wood effect flooring, radiator with cover.

FAMILY/PLAY ROOM: 13'3" x 11'4" Pvc double glazed bay window to front, wood effect flooring, radiator.

LOUNGE/DINING AREA: 20'3" x 11'6" max / 9'2" min Pvc double glazed sliding doors to conservatory, space for sofas and dining area, wood effect flooring, radiator, additional modern vertical radiator.

BREAKFAST KITCHEN: Pvc double glazed windows to side and rear, pvc double glazed door to rear, one and a half bowl sink/drainage unit set into box edged work surfaces, tiled splash backs, there is a range of matching Shaker style cupboards fitted to both base and wall level including drawers, integrated dishwasher, fridge/freezer, fitted Bosch oven/grill with induction hob above and extractor canopy over, plumbing and space for washing machine, breakfast bar having space for two stools, wood effect flooring, modern vertical radiator.

CONSERVATORY: 9'5" x 8'3" Pvc double glazed windows and French doors to side, wood effect flooring.

STAIRS TO LANDING: Obscure double glazed window to side, storage cupboard.

BEDROOM ONE: 13'4" x 11'4" Pvc double glazed bay window to front, radiator.

BEDROOM TWO: 11'5" x 10'1" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 8'2" x 7'7" Pvc double glazed window to rear, built-in storage cupboard, radiator, wood effect flooring (currently utilised as a home office),

WELL APPOINTED BATHROOM: 7'6" X 5'2" Obscure pvc double glazed window to rear, modern white suite comprising bath with two shower sprays and glazed shower screen, wash hand basin, display/storage ledge, low level wc, feature tiled wall, tiled splash backs, tiled flooring, display unit/shelving to wall, ladder style radiator.

RECESSED SIDE TANDEM GARAGE: Up and over garage door, two glazed windows and door to side (Please check the suitability of this garage for your own vehicle)

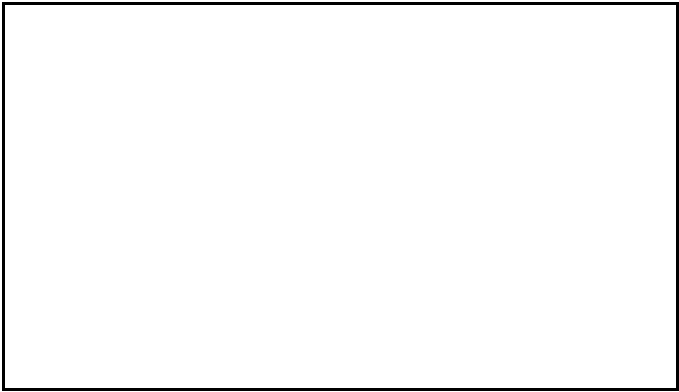
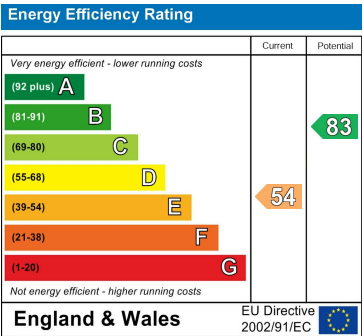
OUTSIDE: Tiered garden divided into a patio area and two lawns, flanked by borders having a variety of mature shrubs, bushes and trees, timber pergola.



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 : C

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.