

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 shower room
- Lounge/diner
- Enlarged breakfast kitchen
- Conservatory
- Well tended rear garden
- Popular location
- Well presented & much improved



COLT CLOSE, STREETLY, B74 2EA - OFFERS AROUND £375,000

This three-bedroom semi-detached home on Colt Close offers a comfortable living space with a lounge/dining area, perfect for relaxing or entertaining. The property also includes a modern breakfast kitchen and a conservatory, offering extra space and a bright atmosphere. Upstairs, you'll find three bedrooms and a shower room. As for the location, it's well-positioned for families, with good local schools nearby. Additionally, commuting is convenient with accessible transport links, making it a great spot for those who travel for work or leisure. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a paved driveway, access to the property is gained via an obscure pvc double glazed multi-locking front door, opening to:

RECEPTION HALL: Radiator, stairs off, doors to:

LOUNGE/DINER: 23'8" x 11'6" max / 7'7" min Pvc double glazed box window to front, pvc double glazed French doors to rear conservatory, coal effect feature fireplace with marble hearth, surround and mantle, two radiators.

CONSERVATORY: 12'2" x 7'7" Pvc double glazed windows and French doors to side, radiator, into:

BREAKFAST KITCHEN: 12'11" x 16'7" max / 9'8" min Pvc double glazed windows to front and rear, obscure pvc double glazed door to side, one and a half bowl stainless steel sink unit set into rolled edge work surfaces, contemporary tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, eye level microwave and Bosch oven, four ring gas hob with extractor canopy over, plumbing for washing machine, space for dishwasher, integrated fridge, two Velux skylights, wood effect flooring, breakfast bar area, alcove for pantry or fridge/freezer, chrome ladder style radiator, additional radiator.

STAIRS TO LANDING: Pvc double glazed window to side, useful storage cupboard, doors to:

BEDROOM ONE: 12'6" x 8" Pvc double glazed window to front, one double and one single built-in wardrobes, radiator, wood effect flooring.

BEDROOM TWO: 11'4" x 8'8" Pvc double glazed window to rear, one double and one single built-in wardrobe, wood effect flooring, radiator.

BEDROOM THREE: 7'1" x 5'11" Pvc double glazed window to front, wood effect flooring, radiator.

SHOWER ROOM: 6'3" x 5'10" Obscure pvc double glazed window to rear, enclosed shower cubicle with glazed sliding doors, white suite comprising low level wc, wash hand basin, tiled walls, chrome ladder style radiator, tiled flooring.


OUTSIDE: Block paved patio area leading to lawn, borders to side and rear with a variety of shrubs and bushes, additional paved seating area, timber 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 : C

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.