

ACRES

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DRAFT

- Detached dormer bungalow
- Four bedrooms
- En-suite shower room
- Well appointed family bathroom
- Lounge & sun room
- Extended dining room
- Breakfast kitchen
- Utility & double garage
- Low maintenance rear garden with garden room & bar
- Much improved & well presented



GROSVENOR AVENUE, STREETLY, B74 3PE - OFFERS AROUND £685,000

Occupying a generous plot in a sought after location within Streetly, this superbly presented, freehold, detached dormer bungalow, offers spacious and versatile accommodation ideal for modern family living. Being close to excellent road links and readily available bus services, the property also has access to well regarded schooling for all ages and is set close to Sutton Park. Enlarged and finished to a high standard throughout, the property benefits from having gas central heating and pvc double glazing (both where specified). Upon entering the much improved accommodation there is a welcoming reception hall, leading to a generous lounge, bright and airy sun room, extended formal dining room and breakfast kitchen with utility off. The property also offers two ground floor bedrooms and a well appointed family bathroom, to the first floor there are two additional double bedrooms, Juliet balcony and en-suite shower room. Externally there is a low maintenance rear garden with multi-purpose garden room, bar and a double car garage. 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 is gained via:

PORCH: Obscure pvc double glazed multi-locking door and window to front into:

WELCOMING RECEPTION HALL: Oak front door with obscure glazed inset, obscure pvc double glazed window to side, stairs off to first floor, slate effect tiled flooring, radiator, doors to:

LOUNGE: 18'9" x 11'10' Pvc double glazed doors to sun room, coal effect gas feature fireplace with stone hearth and surround, oak flooring, radiator.

SUN ROOM: 12'7" x 11'9" Pvc double glazed French doors to rear garden, pvc double glazed windows to rear and side, roof lantern, tiled wood effect flooring with under floor heating.

DINING ROOM: 13'4" x 9'1" Pvc double glazed window to rear, pvc double glazed French doors to side, space for 8 seater dining room table and chairs, travertine flooring, cylinder radiator.

BREAKFAST KITCHEN: 14'10" x 12'7" Pvc double glazed window to side, pvc double glazed picture window to sun room, Belfast sink set into box edged work surfaces, feature tiled splash backs, there is a range of matching fitted units to both base and wall level including drawers, space for Range style cooker with tiled recess, oak beam display shelving over, central breakfast bar with quartz work surfaces with additional storage and space for three stools, glazed doors to dining room, space for American style fridge/freezer, integrated dishwasher, travertine flooring.

OUTER HALLWAY: Doors to utility and garage, pvc double glazed obscure door to rear, travertine flooring.

UTILITY: 11'10" x 5'10" Pvc double glazed window to rear, sink unit set into quartz work surfaces, there is a range of units fitted to both base and wall level, space and plumbing for washing machine and dryer, travertine flooring, radiator.

BEDROOM THREE: 11'11" x 11'9" Pvc double glazed bay window to front, oak flooring, radiator.

BEDROOM TWO: 14'6" x 11'10" Pvc double glazed bay window to front, oak flooring, radiator.

BATHROOM: Two obscure pvc double glazed windows to rear, modern white suite comprising freestanding baht with enclosed corner shower cubicle having glazed sliding doors, feature tiled splash backs, tiled walls, low level wc, wash hand basin, traditional cylinder heated towel rail/radiator, tiled flooring.

STAIRS TO LANDING:

BEDROOM ONE: 16'7" max / 10'5" min x 10'11" max / 8'1" min Pvc double glazed door to Juliet balcony, radiator, door to:

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, suite comprising corner shower cubicle with glazed door, feature tiled splash backs, wash hand basin, wood style vanity bench with storage, low level wc, tiled flooring, radiator.

BEDROOM FOUR: 14'9" x 10' Pvc double glazed bay window to front, obscure pvc double glazed window to side, radiator, currently utilised as a home office.

GARAGE: 19' x 11'5" Electric up and over garage door to front, space for additional fridge/freezer. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Low maintenance paved garden shielded by a variety of bush and shrub borders, raised central bed, space for water feature, three separate seating areas ideal for entertaining leads to:

SUMMERHOUSE: 20'3 x 9'5" This versatile room could be utilised as office/den/gym as preferred and has two pvc double glazed windows to front, wood effect flooring, power and lighting.

BAR: 12'7" x 7'11" Glazed windows to front and side, two glazed doors, wood effect flooring, bar area.

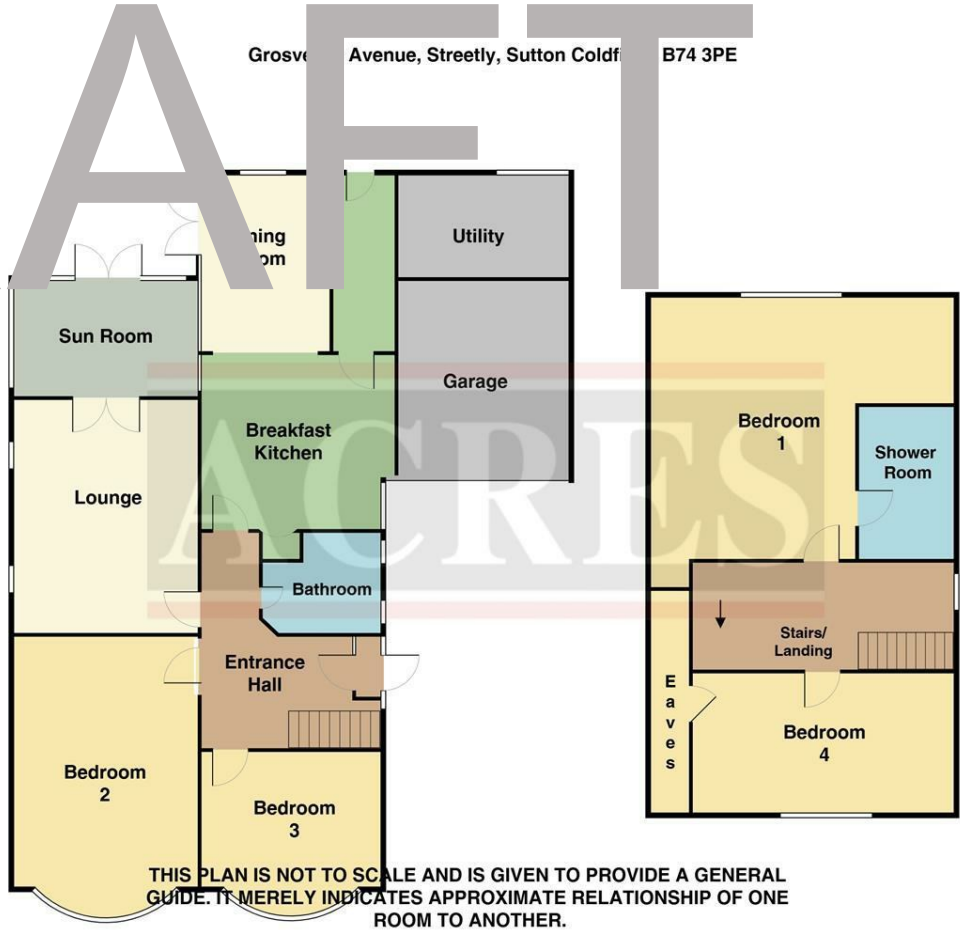
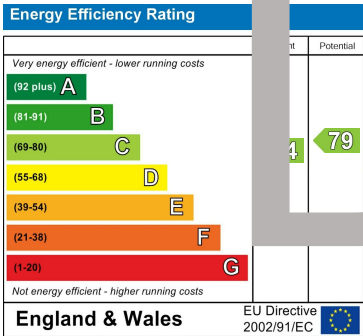


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : E

VIEWING: Highly recommended via Acres on 0121 323 3088



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.