

ACRES

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- Three good bedrooms
- Well-appointed renewed white bathroom
- Attractive lounge with bay to fore
- Comprehensively refitted breakfast kitchen combining family area
- Central island unit and integrated appliances
- Side garage styled storage area
- Much improved and well presented throughout
- Set in an exceptionally convenient and sought-after location
- No upward chain



CONISTON ROAD, STREETLY, B74 3LF - OFFERS OVER £350,000

This much improved and well presented Freehold semi-detached family home is set in a highly regarded and sought after location, just a few hundred metres from the heart of Streetly Village and the 2,400 acres of natural beauty within Sutton Park. The property is also served locally by well regarded schooling and convenient public transport facilities. Benefiting from gas central heating and PVC double glazing (both where specified), the accommodation is entered via a welcoming reception hall which leads to an attractive lounge with feature bay window to fore, a comprehensively refitted breakfast kitchen forms the true heart of the home, combining a family area with central island unit and a range of integrated appliances.

To the first floor there are three good sized bedrooms, all being well proportioned, together with a well appointed, renewed family bathroom, fitted with a contemporary white suite. Externally, the property enjoys a side garage style storage area and a mature rear garden, providing both practicality and outdoor space for the family buyer. An early internal inspection is highly recommended in order to fully appreciate the accommodation on offer and its host of attractive features.

Set back from the roadway behind a lawned fore garden having side tarmac driveway, access is gained to the property via:

RECESSED PORCH: Part obscure PVC double glazed door opens to:

WIDE WELCOMING RECEPTION HALL: PVC double glazed obscure window to front, radiator with cover.

ATTRACTIVE LOUNGE: 13'1 x 11'7 max into bay / 10'6 min, PVC double glazed bay window to fore, coal-effect living flame gas fire set on a marble-styled hearth having matching recess, radiator.

COMPREHENSIVELY REFITTED BREAKFAST KITCHEN COMBINING FAMILY AREA: 19'7 max / 17'10 min x 10'0, PVC double glazed window with central double glazed French door to rear garden, space for sofa, being open plan to:

FITTED BREAKFAST KITCHEN: Further PVC double glazed window to rear, one and a half bowl sink unit set into onyx-styled work surfaces. There are a comprehensive range of fitted units to both base and wall level including drawers, integrated fridge, freezer and dishwasher, elevated AEG electric oven with separate AEG microwave (both in stainless steel finish). A wide central island unit has an inset stainless steel AEG gas hob with matching extractor canopy over, together with further base units and space for four breakfast stools, LVT flooring.

STAIRS TO LANDING: PVC double glazed obscure window to side.

BEDROOM ONE: 13'6 max x 10'0 min x 11'9, PVC double glazed bay window to fore, radiator.

BEDROOM TWO: 11'7 x 10'2, PVC double glazed window to rear, radiator.

BEDROOM THREE: 8'4 max / 7'6 min x 7'10, PVC double glazed window to front, radiator, double built-in wardrobe/storage cupboard.

WELL-APPOINTED BATHROOM: PVC double glazed obscure window to rear, matching renewed white suite comprising bath having shower over with side splash screen, vanity wash hand basin with base unit beneath, low flushing WC, complementary tiled splash backs, chrome ladder style radiator, LVT flooring.

SIDE GARAGE-STYLED STORE: 21'0 x 7'10 narrowing to 5'3, garage door to front, open to rear. (Please check the suitability of this garage for your own vehicle)

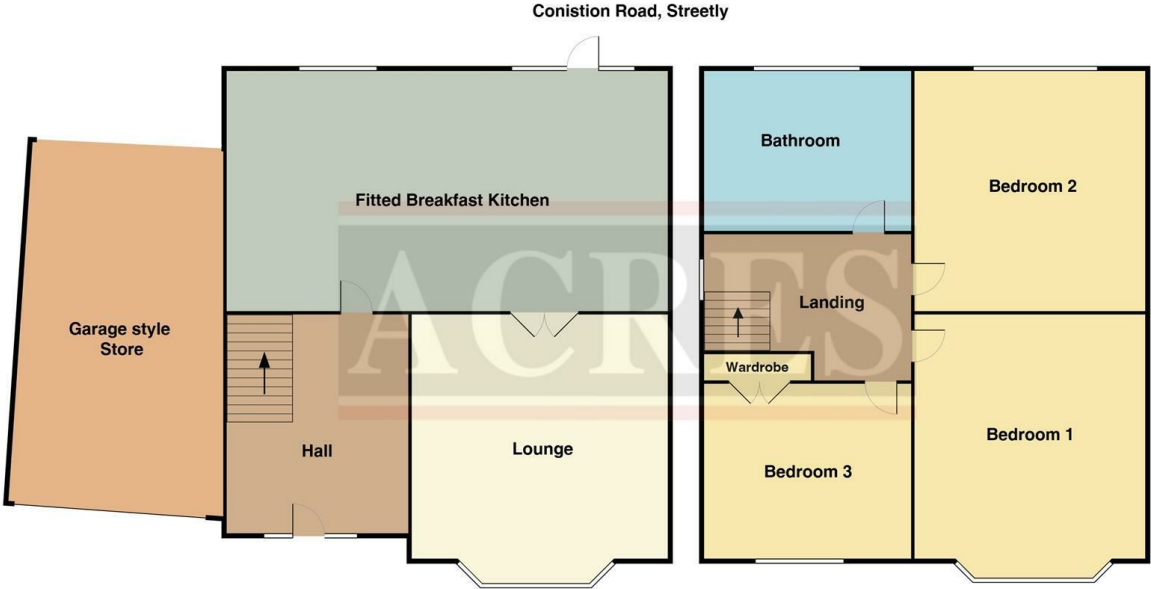
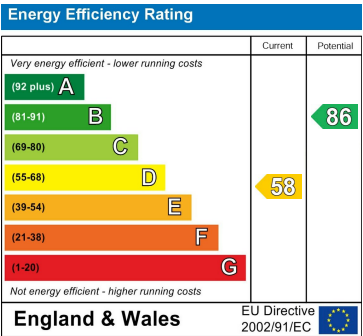
OUTSIDE: Patio area to a lawned rear garden having timber fencing.



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 : 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.