

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Beautifully decorated & presented to a high standard
- Four good sized bedrooms
- Master bedroom with en-suite shower room
- Spacious family lounge
- Versatile playroom / home office
- Large dining room
- Modern breakfast kitchen with utility
- Family bathroom
- Private rear garden
- Planning permission granted for a rear & first floor over garage extension



**CHESTNUT CLOSE, STREETLY, B74 3EF - OFFERS OVER £600,000**

This impressive, detached property on Chestnut Close offers spacious and flexible accommodation, thoughtfully decorated and finished to a high standard. The ground floor boasts a welcoming family lounge, a versatile playroom/home office, a large dining room, and a well-appointed breakfast kitchen with utility. Upstairs provides four bedrooms, including an en-suite shower room to the master bedroom, along with a modern family bathroom. Externally, the home enjoys a private rear garden which provides scope for extension as planning permission has been granted for a single storey, full width rear extension. There is further planning permission granted for a bedroom extension over the garage. Perfectly positioned for highly regarded schools and excellent transport links, this is an ideal family home in a sought-after location. Complemented by both gas central heating and pvc double glazing (where specified), to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set in a cul-de-sac, well back from the roadway, behind a multi-vehicle driveway and fore garden, access to the accommodation is gained via a multi-locking front door opening:

**RECEPTION HALL:** Laminate flooring, under stairs storage cupboard, stairs off, radiator, doors to:

**GUESTS WC:** Obscure pvc double glazed window to front, low flushing wc, wash hand basin with vanity unit below, tiled splash backs, radiator.

**LOUNGE:** 20'4" x 11'9" Pvc double glazed bay window to front, coal effect feature fireplace with marble hearth and surround, laminate flooring, two radiators.

**STUDY/PLAY ROOM:** 10'3" x 10'2" Pvc double glazed French doors to rear, radiator.

**FITTED BREAKFAST KITCHEN:** 14'3" max / 10'2" min x 9'10" Pvc double glazed window to rear, corner stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, contemporary tiled splash backs, integrated Bosch oven and five ring hob above, extractor canopy over, wood effect flooring, space for breakfast table, radiator.

**DINING/DAY ROOM:** 15'5" x 7'10" Pvc double glazed windows and French doors to rear, wood effect flooring, radiator.

**UTILITY:** 8'3" x 8'1" Obscure pvc double glazed door to side, plumbing and space for washing machine and dryer, space for American style fridge/freezer, door to garage.

**STAIRS TO LANDING:** Useful storage cupboard, doors to:

**BEDROOM ONE:** 11'8" max / 10'8" min x 10'7" Pvc double glazed window to rear, two double built-in wardrobes, radiator, door to:

**RENEWED EN-SUITE SHOWER ROOM:** 7'1" x 4'10" Obscure pvc double glazed window to side, walk-in shower cubicle, feature tiled splash backs with display/storage shelf and glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled flooring, ladder style radiator.

**BEDROOM TWO:** 11'6" max / 8'9" min x 11'4" Pvc double glazed window to front, double built-in storage cupboard/wardrobe, radiator.

**BEDROOM THREE:** 11'6" max / 8'8" min x 9' Pvc double glazed window to front, radiator.

**BEDROOM FOUR:** 10'7" x 8'8" Pvc double glazed window to rear, single built-in wardrobe, radiator.

**FAMILY BATHROOM:** 6'8" x 6'2" Obscure pvc double glazed window to side, bath having shower over, wall hung sink unit, low level wc, part tiled walls, tiled flooring, chrome ladder style radiator.

**GARAGE/STORE ROOM:** 7'11" x 7'5" Up and over garage door to front.

**OUTSIDE:** Private rear garden with lawned area having borders with a variety of mature shrubs, bushes and trees, paved seating area, space for hot tub, open fields to rear. (There is an opportunity to purchase additional land/garden space from current owner)



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 :** F

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approx Gross Internal Area  
133 sq m / 1434 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

