

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three good sized bedrooms
- Family bathroom
- Large lounge opening onto the conservatory
- Separate dining room
- Breakfast kitchen with large utility room
- Garage & driveway parking
- Scope & potential for extension (subject to planning permission)
- In need of renovation & modernisation
- Popular residential location close to schools & transport links



FRANKBURN ROAD, STREETLY, B74 3QJ - OFFERS OVER £375,000

Positioned on the sought after Frankburn Road in Streetly, this semi-detached home offers spacious accommodation with fantastic scope for renovation and extension (subject to planning permission). The property features a large lounge opening into the conservatory, a separate dining room, a breakfast kitchen with a generous utility, three well proportioned bedrooms, a family bathroom, and a garage. Set within a popular residential area close to local shops and Sutton Park, the property provides an excellent opportunity for buyers looking to create their ideal family residence in a desirable location close to schools, transport links, and local amenities. Complemented by gas central heating (where specified), to fully appreciate potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle, block paved driveway, access to the property is gained via a pvc double glazed sliding door into:

PORCH: Pvc double glazed windows to front and side, obscure glazed front door opens to:

RECEPTION HALL: Two obscure glazed windows to front, under stairs storage, stairs off, radiator, doors to:

DINING ROOM: 14' x 10'11" max / 9'9" min Pvc double glazed window to front, radiator.

LOUNGE: 11'10" x 10'11" max / 9'9" min Radiator, archway to:

CONSERVATORY: 13'2" x 12'9" Pvc double glazed windows and French doors to rear, radiator.

FITTED KITCHEN: Pvc double glazed window to rear, one and a half bowl stainless steel sink/drain unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of matching fitted units to both base and wall level including drawers, four ring hob with extractor canopy over, integrated eye level grill and oven, space for fridge/freezer, radiator, tiled floor, useful storage/pantry cupboard, door to:

UTILITY: 16'8" x 5'4" Pvc double glazed window and door to rear, wash hand basin with storage below, plumbing for washing machine, space for dryer and fridge/freezer, glazed door to garage.

STAIRS TO LANDING: Obscure pvc double glazed window to rear, doors to:

BEDROOM ONE: 14'7" x 8'4" Pvc double glazed window to front, three double built-in wardrobes with overhead storage, radiator.

BEDROOM TWO: 12'3" x 10'11" Pvc double glazed window to rear, two double and one single built-in wardrobes with overhead storage and matching bedside units, radiator.

BEDROOM THREE: 9'1" x 6'6" Pvc double glazed window to front, built-in storage unit, three wardrobes with matching drawers and cabinet, radiator.

BATHROOM: 8'5" x 7'6" Obscure pvc double glazed windows to side and rear, suite comprising bath with shower over, wash hand basin, low level wc, linen cupboard, radiator.

GARAGE: 17'11" x 7'4" Double opening garage door to front, shelving to wall (Please check the suitability of this garage for your own vehicle)

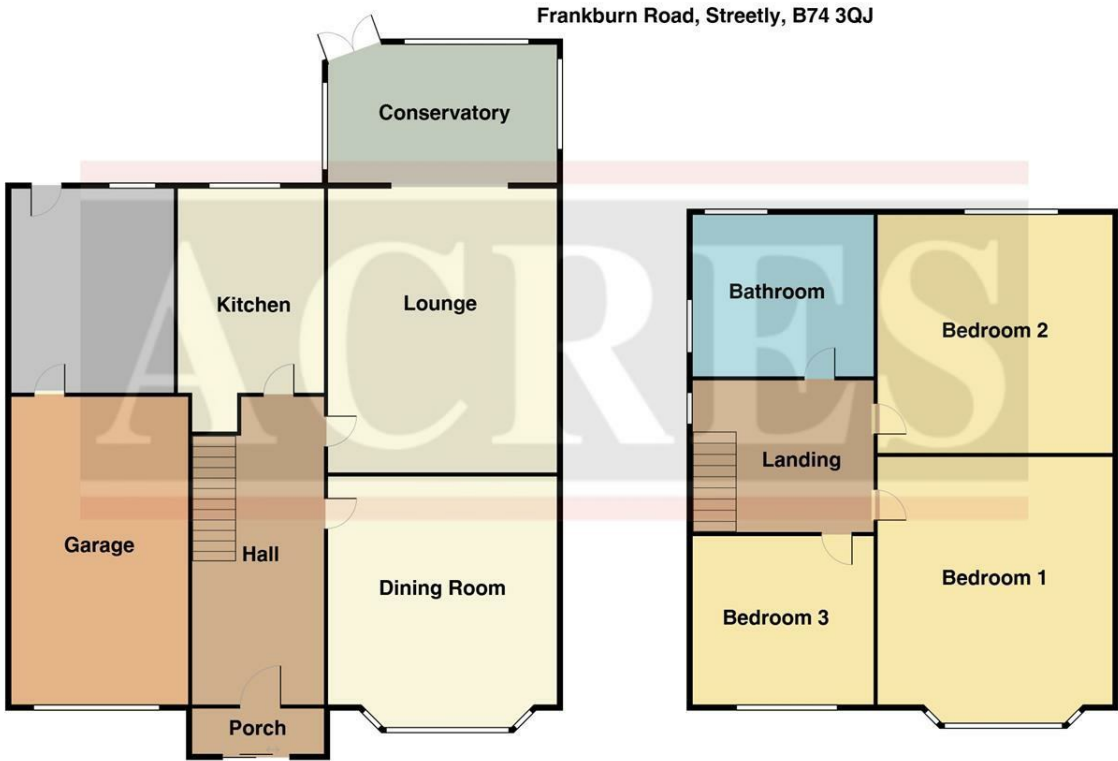
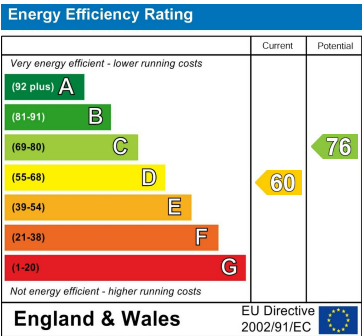
OUTSIDE: Paved patio area with lawn having borders with shrubs and bushes, space for shed.



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 : D

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.