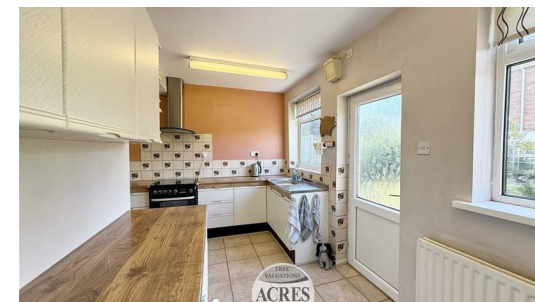


ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Attractive semi-detached family home
- Three bedrooms
- Well appointed shower room
- Extended lounge & separate dining room
- Breakfast kitchen
- Utility room & guest WC
- Garage
- Gas central heating & double glazing throughout
- Occupying a generous corner plot with potential for extension (STPP)
- Sought after Streetly location, close to transport links & amenities



LINDROSA ROAD, STREETLY, B74 3JY - OFFERS AROUND £380,000

Situated on the ever popular Lindrosa Road in Streetly, this well presented semi-detached family home offers generous living accommodation with plenty of potential. The property has been thoughtfully extended to provide a spacious lounge, separate dining room and an extended breakfast kitchen with utility and guest WC, making it ideal for modern family living. With a well appointed shower room, gas central heating and double glazing throughout, this home also occupies a desirable corner plot, offering scope for further extension (subject to planning permission).

Set back from the roadway on a corner plot, behind a multi-vehicle driveway and fore garden, the property also offers additional parking space to the side, which also has the potential for extension/enlargement (STPP). Access to the property is gained via:

CANOPY PORCH: Obscure pvc double glazed door opens to:

RECEPTION HALL: Under stairs storage, tile effect flooring, stairs off, radiator, doors to:

DINING ROOM: 14'9" x 11'5" max / 10'4" min Pvc double glazed bay window to front, coal effect feature fireplace with marble hearth and surround, radiator.

LOUNGE: 19'6" x 10'6" max / 9'4" min Pvc double glazed window to rear, feature fireplace, radiator.

FITTED KITCHEN: 17'7" x 15'2" max / 6'8" min Two pvc double glazed windows to rear, obscure double glazed door to rear, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted base units including drawers, complementary tiled splash backs, breakfast bar with space for stools, spaces for fridge/freezer, oven and dishwasher, tiled flooring, radiator, obscure glazed door to:

UTILITY: Obscure glazed window to side, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a variety of base units, plumbing for washing machine, space for dryer, door to:

GUESTS WC: Low level wc, obscure double glazed window to side, tiled splash backs.

STAIRS TO LANDING: Obscure double glazed window to side, radiator.

BEDROOM ONE: 15'4" x 9'8" Double glazed bay window to front, built-in wardrobe with sliding door.

BEDROOM TWO: 12'1" x 11'1" max / 9'9" min Double glazed window to rear, double built-in wardrobes with overhead storage, matching dressing table.

BEDROOM THREE: 9'7" x 6'5" Double glazed window to front.

SHOWER ROOM: 7'4" x 6'5" Obscure double glazed window to rear, walk-in shower cubicle with glazed sliding shower screen, marble effect splash back, low level wc, wash hand basin, useful storage cupboard, radiator.

GARAGE: Two thirds/one third opening garage door to front (Please check the suitability of this garage for your own vehicle)

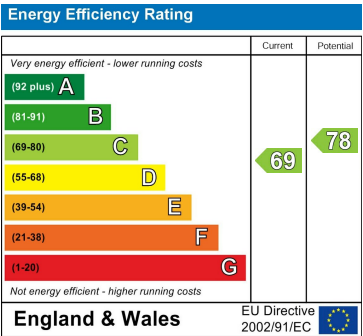
OUTSIDE: Paved patio area, summerhouse and space for shed, lawn having borders with a variety of shrubs, bushes and trees, green house.



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.