

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Much improved & spacious family home
- Four bedrooms,
- Master bedroom with en-suite bathroom & walk-in wardrobe
- Jack & Jill en-suite to bedrooms two & three
- Large family lounge & separate dining room
- Modern breakfast kitchen with sizeable utility room off
- Dedicated home office
- Versatile additional reception room (gym/sitting room, games room, or snug)
- Guest wc & garage style store room
- Within catchment for well regarded schools



**CHESTER ROAD, STREETLY, B74 2HH - OFFERS AROUND £775,000**

This much improved and generously proportioned family home occupies a sought after position on Chester Road, Streetly. Offering a versatile layout with an abundance of space, the property is ideal for modern family living. The accommodation includes a welcoming entrance hall with guest wc, a large family lounge, a formal dining room, and a superb breakfast kitchen with a sizeable utility room off. A dedicated home office and a further flexible reception room – currently used as a gym/sitting room but equally suitable as a playroom, games room, or snug – provide additional lifestyle options. Upstairs, the property boasts four well proportioned bedrooms, served by two bathrooms, making it perfect for growing families. The home further benefits from gas central heating and pvc double glazing throughout. Situated in a private setting, the property is within easy reach of highly regarded local schools, excellent commuter links, and everyday amenities.

Set back from the roadway behind a multi-vehicle driveway, having shrubs and bushes to fore garden, having electric vehicle (EV) charging point, access to the property is gained via a pvc double glazed door into:

**PORCH:** Pvc double glazed windows to front and side, multi-locking oak front door with double glazed inset opens to:

**RECEPTION HALL:** Oak flooring, stairs off, useful storage cupboard, radiator, doors to:

**LOUNGE:** 19'9" max / 12'2" min x 13'11" max / 9'10" min Pvc double glazed windows to side and rear, French doors to rear, feature electric living flame fire with marble effect surround, media wall, two radiators.

**DINING ROOM:** 12'11" x 11'10" Double glazed windows to front and side, radiator, space for large dining table and chairs.

**STUDY:** 10'2" x 8'4" Pvc double glazed window to side, fitted desk, storage cupboards and shelves, oak flooring, cabinet housing CCTV system, radiator.

**BREAKFAST KITCHEN:** 12'8" max / 12'4" min x 10'2" Pvc double glazed window to rear, glazed door to side, one and a half bowl sink unit set into granite work surfaces, there is a range of high gloss, soft close, handleless fitted units to both base and wall level including drawers, Bosch oven, grill and five ring hob with extractor canopy above, Karndean flooring, glazed door to:

**UTILITY:** 16'5" max / 4'2" min x 6'9" Pvc double glazed window and door to rear, granite work surfaces, matching units to kitchen to base and wall level, plumbing and space for washing machine and dishwasher, spaces for tumble dryer and fridge/freezer, integrated additional fridge/freezer, two doors to garage/stores.

**INNER HALLWAY:** Useful storage area, doors to:

**GUESTS WC:** Obscure pvc double glazed window to side, low level wc, wash hand basin with part tiled walls, oak flooring.

**PLAY ROOM/GYM:** 12' x 10'3" max / 8'9" min Pvc double glazed window to front, radiator.

**STAIRS TO LANDING:** Pvc double glazed window to front, doors off, oak stairs case with glazed insets.

**BEDROOM ONE:** 11'8" x 10' plus door recess Pvc double glazed window to rear, two double built-in wardrobes, radiator, loft access, walk-in wardrobe area being 8'5" x 4'7", door to:

**EN-SUITE BATHROOM:** 10'2" x 5'6" Obscure pvc double glazed window to front, bath with shower spray, enclosed shower cubicle with glazed sliding doors, feature tiled splash backs, low level wc, vanity wash hand basin with storage/display ledge chrome ladder style radiator.

**BEDROOM TWO:** 13'4" max / 8'7" min x 7'10" max / 6'7" min Pvc double glazed to front, fitted wardrobe, radiator, door to:

**JACK & JILL EN-SUITE SHOWER ROOM:** 6'9" x 5'7" Corner enclosed shower cubicle with jets and glazed shower screen, low level wc, wash hand basin with vanity unit below, sensor mirror, storage cabinet, feature panelled wall, chrome ladder style radiator.

**BEDROOM THREE:** 13'9" x 11'5" max / 9'8" min Pvc double glazed window to rear, large double storage cupboard, door to Jack & Jill en-suite, radiator.

**BEDROOM FOUR:** 9'10" x 6'8" Pvc double glazed window to rear, built-in storage cupboard, radiator.

**GARAGE STYLE STORE ROOM:** Converted to provide useful storage area.

**OUTSIDE:** Paved patio area leading to lawn surrounded by mature shrubs, bushes and trees, gazebo seating area.

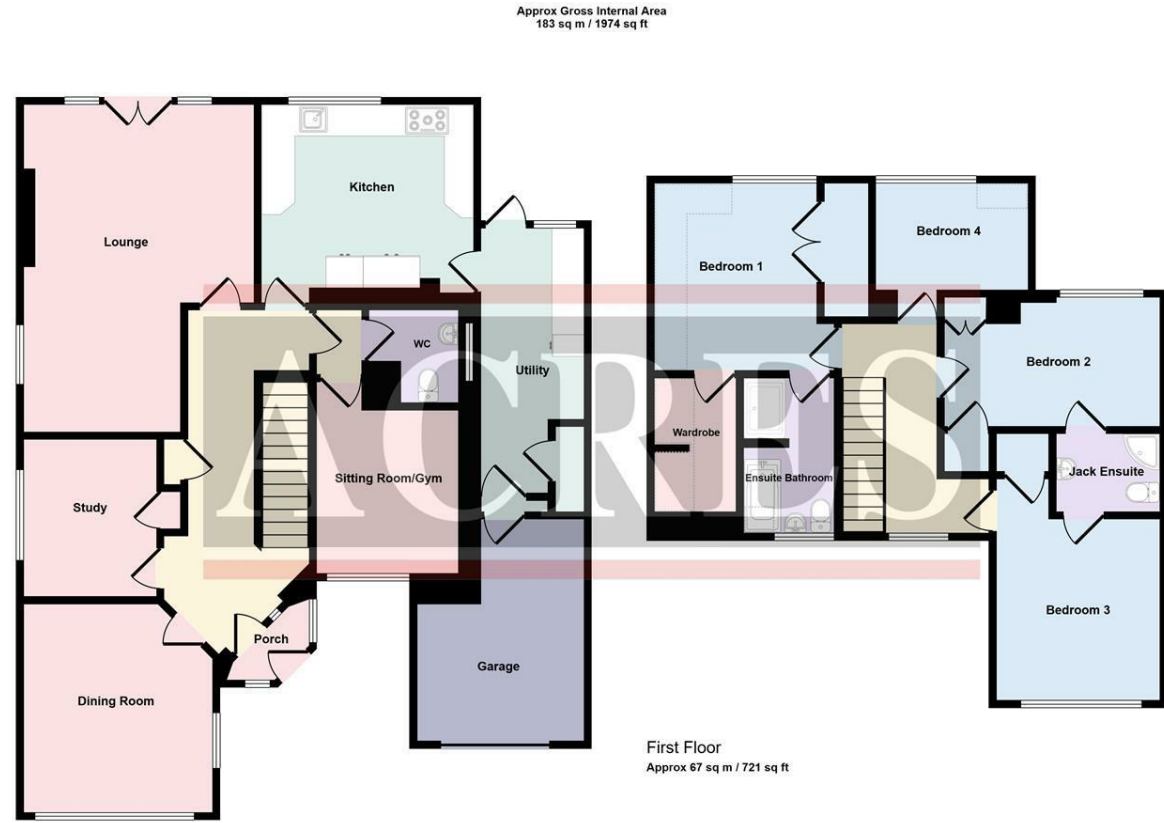


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** E

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

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>	74	79
(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	



Ground Floor  
 Approx 116 sq m / 1253 sq ft

First Floor  
 Approx 67 sq m / 721 sq ft

Denotes head height below 1.5m

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.

