

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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# DRAFT

- Three double bedrooms
- Family bathroom
- Spacious through lounge/dining room
- Extended rear day / garden room
- Kitchen
- Garage
- Rear garden
- Scope and potential for modernisation/renovation
- No upward chain



**MAXHOLM ROAD, STREETLY, B74 3SX - OFFERS AROUND £260,000**

This spacious, extended, freehold, semi-detached home is set in a prime, central and sought after location, close to well regarded schooling, the property offers great scope and potential for alteration/renovation. Offering gas central heating (working condition untested), together with partial double glazing, to fully appreciate the property on offer, its spacious proportions and great potential, we highly recommend an internal inspection.

Set back from the roadway behind a fore garden having side off road parking, access to the property is gained via:

FULLY ENCLOSED PORCH: Window to side, door to:

THROUGH LOUNGE/DINING ROOM: 24' max / 12'10 min x 10'3" max / 8'7" min Bow window to front, two radiators, part glazed door to:

EXTENDED REAR DAY/GARDEN ROOM: 10'2" x 7'10" Window to rear, double glazed patio doors to side, radiator.

KITCHEN: 10'9" x 10' Window to rear, double bowl sink unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, rolled edge work tops, recesses for appliances, under stairs storage/lobby area accessing garage.

STAIRS TO LANDING:

BEDROOM ONE: 11'2" max / 8'1" min x 10'7" max / 8'10" min Pvc double glazed window to rear, radiator.

BEDROOM TWO: 12'8" x 8'10" Pvc double glazed window to front, radiator.

BEDROOM THREE: 10' x 9'9" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching suite comprising bath, vanity was hand basin having base unit beneath, low flushing wc, bidet, enclosed shower cubicle, radiator, tiled splash backs.

GARAGE: 17' x 7'10" max (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Mature rear garden.



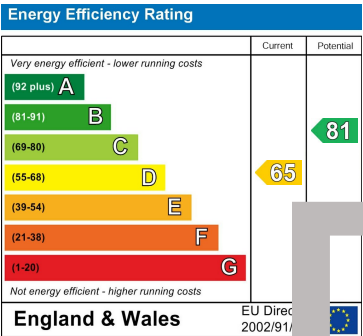




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.