

ACRES

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- Extended semi-detached family home
- Four bedrooms
- En-suite shower room
- Well appointed family bathroom
- Spacious lounge
- Separate dining room
- Stylish open-plan kitchen diner with utility area
- Ground floor guest WC
- Beautifully presented throughout
- Occupying a desirable corner position with a larger garden



LARCHWOOD CRESCENT, STREETLY, B74 3RB - OFFERS AROUND £450,000

Occupying an enviable corner position on this sought after crescent in Streetly, this superb semi-detached family home offers far more space than meets the eye. Beautifully presented and thoughtfully extended, the property combines modern style with practical family living. The accommodation includes a welcoming lounge, a separate family dining room, and an impressive, extended open-plan kitchen/diner with adjoining utility and guest WC. Upstairs, there are four generous bedrooms, including a master with en-suite, complemented by a well appointed family bathroom. Outside, the corner plot provides an enlarged garden ideal for entertaining, along with a driveway offering ample off-road parking.

Set back from the roadway behind a multi-vehicle, block paved driveway, access to the property is gained via an obscure pvc double glazed multi-locking front door opening to:

RECEPTION HALL: Large useful storage cupboard, wood effect flooring, radiator with contemporary cover, stairs off, doors to:

GUESTS WC: Low level wc, wash hand basin with splash backs, display shelf, wood effect flooring, radiator.

SPACIOUS LOUNGE: 16'2" max / 12'7" min x 15'6" Radiator, wood effect flooring, double doors open to:

DINING ROOM: 11'11" x 10'1" Pvc double glazed window to rear, French doors to side, wood effect flooring, radiator.

OPEN PLAN KITCHEN/DINER: 24'7" max / 17'10" min x 13'3" max / 8'6" min Pvc double glazed windows to side and front, pvc double glazed windows and French doors to rear, one and a half bowl sink/drain unit set into box edged work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, integrated fridge, freezer and dishwasher, integrated oven, grill and microwave, ceramic induction hob with extractor over, large larder unit, breakfast bar with space for four stools, seating/family area with media point and space for sofa, modern vertical radiator, additional radiator, wood effect flooring.

UTILITY ROOM: Pvc double glazed bay window to front, plumbing and space for washing machine, matching wall and base units, rolled edge work surfaces, tiled flooring, radiator.

STAIRS TO LANDING: Doors to:

BEDROOM ONE: 14'4" x 12'1" Pvc double glazed windows to front and rear, radiator, door to:

EN-SUITE SHOWER ROOM: Obscure pvc double glazed window to side, enclosed shower cubicle with glazed splash screen, tiled splash backs, wash hand basin with vanity unit below, low level wc, useful storage unit, wood effect flooring, radiator.

BEDROOM TWO: 11'7" x 10' Pvc double glazed window to rear, wood effect flooring, radiator.

BEDROOM THREE: 11'10" x 8'3" Pvc double glazed window to front, wood effect flooring, radiator.

BEDROOM FOUR: 11'9" x 6'10" Pvc double glazed window to front, wood effect flooring, radiator.

FAMILY BATHROOM: 8'2" x 6'8" Matching white suite comprising bath with shower over, side glazed splash screen, wash hand basin with vanity unit below, low level wc, useful wall mounted storage unit, tiled splash backs, tiled storage/display ledge, wood effect flooring, chrome ladder style radiator.

GARAGE: 16'3" x 7'11" Up and over garage door, space for fridge/freezer, fitted shelving (Please check the suitability of this garage for your own vehicle)

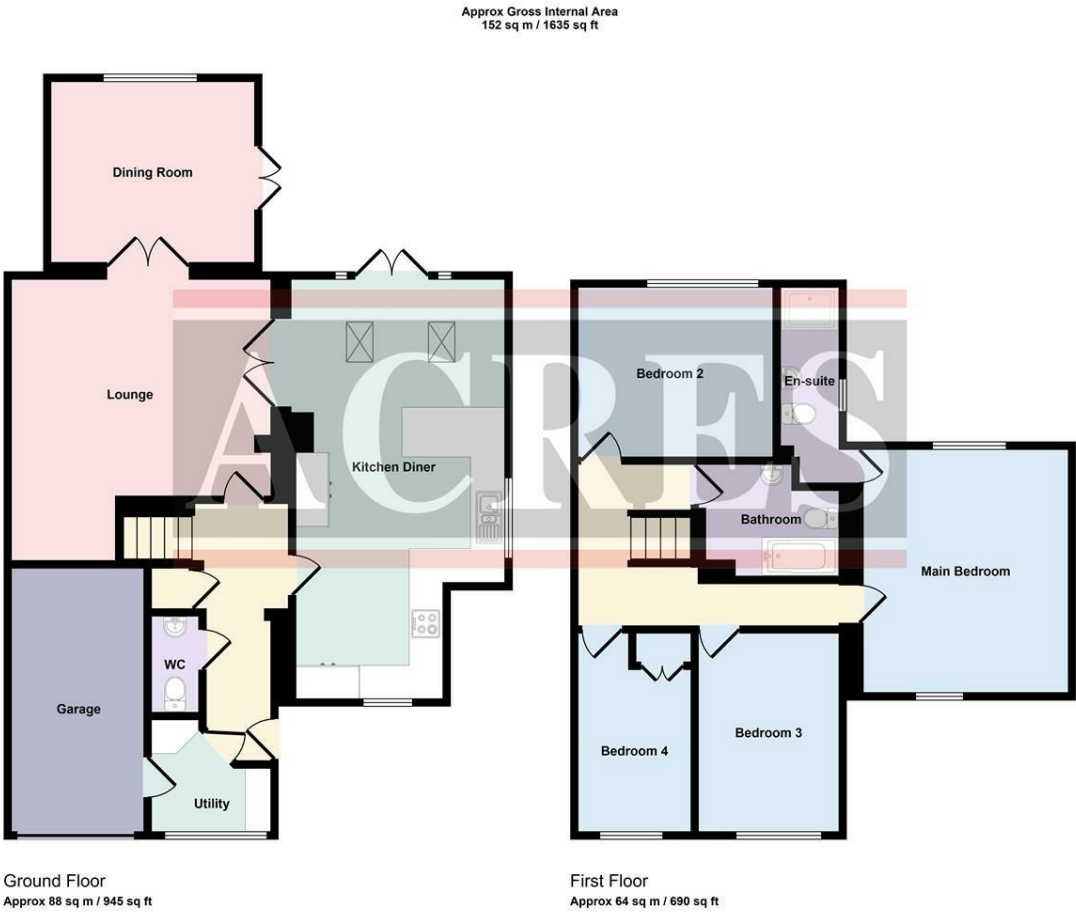
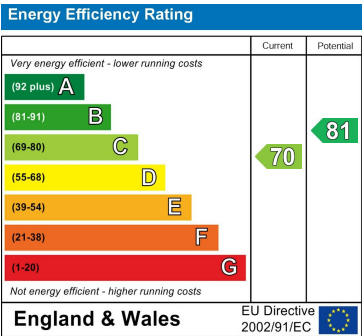
OUTSIDE: Being positioned on a corner the garden is generously proportioned having paved patio area, steps to raised lawn with additional paved and graveled areas for additional seating, space for timber shed, side tradesman entrance, enclosed by timber fencing.



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 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.