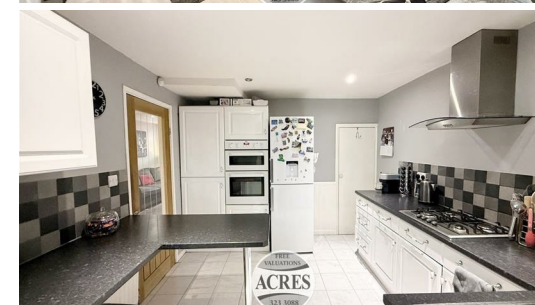


ACRES

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



- Extended family home
- Three double bedrooms
- Well appointed family bathroom
- Spacious lounge
- Home office / study / play room
- Extended dining room & conservatory for versatile living space
- Fitted kitchen
- Separate utility room & guests wc
- Good sized garden ideal for family life and entertaining
- Close to local amenities, transport links, and highly regarded schools



NICHOLAS ROAD, STREETLY, B74 3QR - OFFERS AROUND £350,000

This spacious family home on Nicholas Road has been thoughtfully extended to provide versatile family living. It features a welcoming lounge, a home office/study, an extended dining room, and a conservatory that brings in plenty of light. The kitchen comes with a separate utility room for convenience and a guests wc. Upstairs, there are three double bedrooms and a well appointed family bathroom. Outside, the home benefits from a good sized garden, perfect for family life and entertaining. Ideally located, the property is close to local amenities, excellent transport links, and highly regarded schools, in a sought after area.

Set back from the roadway behind a multi-vehicle paved driveway, with shrubs, to side, access to the property is gained via an obscure pvc double glazed door into:

PORCH: Obscure pvc double glazed windows to side, solid door opens into:

LOUNGE: 11'1" max / 8'8" min x 10'10" Pvc double glazed bay window to front, wood effect flooring, media wall, two modern vertical radiators, doors to:

STUDY/PLAY ROOM: 17'7" x 7'8" Originally converted from garage, could be utilised as a play room/den as preferred, pvc double glazed bay window to front, useful storage cupboard, wood effect flooring, radiator.

EXTENDED DINING ROOM: 14'8" x 8'8" max / 6'3" min Pvc double glazed window to side, French doors to rear conservatory, radiator, wood effect flooring.

CONSERVATORY: 14'4" x 10'7" Pvc double glazed French doors to side, tile effect flooring, radiator.

FITTED KITCHEN: 11'7" x 9'10" Pvc double glazed window to rear, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, eye level integrated oven and grill, four ring gas hob with extractor canopy over, tiled splash backs, space for fridge/freezer, breakfast bar, tiled floor, radiator.

UTILITY ROOM: 5'11" x 5'9" Pvc double glazed window and door to rear, plumbing and space for washing machine, fitted wall units, tiled floor, folding door to:

GUEST WC: Low level wc, wash hand basin, tiled splash backs.

STAIRS TO LANDING: Useful storage cupboard, doors to:

BEDROOM ONE: 12'9" x 8'6" Pvc double glazed window to front, radiator.

BEDROOM TWO: 11'1" x 8'6" Pvc double glazed window to rear, built-in wardrobes with sliding doors, radiator.

BEDROOM THREE: 10'4" x 10'2" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 8' x 6'2" Pvc double glazed obscure window to rear, white suite comprising corner bath with shower over, tiled walls, wash hand basin, low level wc, tiled effect flooring, radiator.

OUTSIDE: Paved patio area leading to lawn with borders having shrubs, bushes and trees.



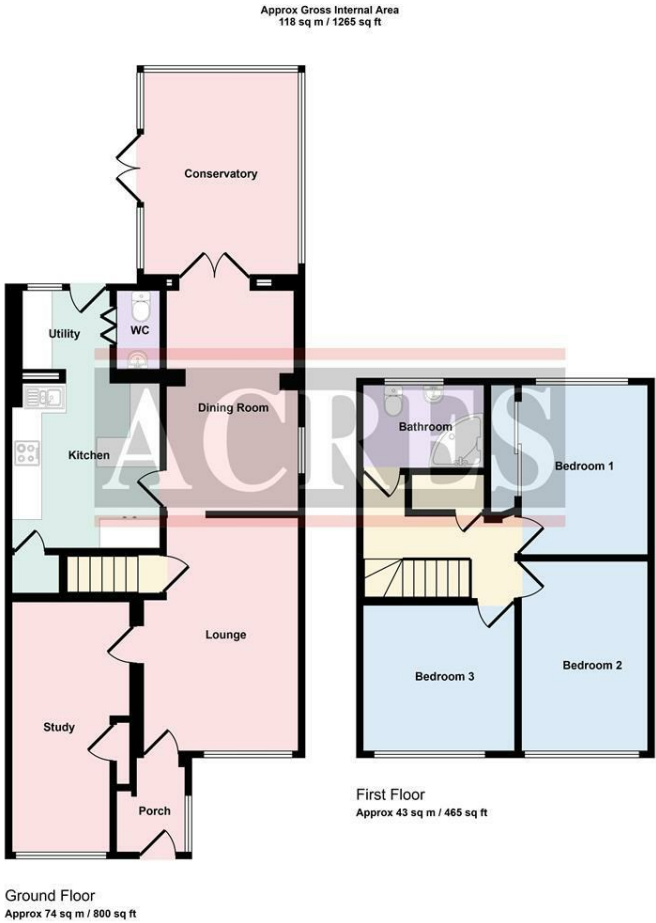
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 BAND : C **COUNCIL :** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

| Energy Efficiency Rating | | |
|---|--------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | EU Directive | |
| | 2002/91/EC | |



Ground Floor
Approx 74 sq m / 800 sq ft

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.

