

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- Semi-detached family home
- Three double bedrooms
- Well appointed family bathroom
- Spacious lounge/diner
- Kitchen with separate utility room
- Versatile sun room/dining room
- Scope for updating & personalisation
- Excellent catchment area for popular local schools
- Convenient for transport links and local amenities



**LILAC AVENUE, STREETLY, B74 3TH - OFFERS AROUND £300,000**

Situated on the ever popular Lilac Avenue in Streetly, this semi-detached home offers generous living accommodation with excellent potential to update and personalise. Featuring a spacious lounge/diner, kitchen with separate utility, and a versatile conservatory/dining room. The property also benefits from three double bedrooms and a well appointed family bathroom. Ideally located for highly regarded schools and excellent transport links, this home presents a superb opportunity for families and buyers looking to create their ideal home in a sought after location, close to Sutton Park and local shops. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

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

**PORCH:** Pvc double glazed windows to front and side, wood effect flooring.

**RECEPTION HALL:** Obscure glazed front door with obscure glazed inset to sides, under stairs storage, stairs off, radiator, doors to:

**GUEST WC:** Obscure glazed window to front, low level wc, built-in wash hand basin, shelving to wall, tiled splash backs.

**LOUNGE/DINING AREA:** 19'3" max /16'3" min x 18'1" Pvc double glazed sliding doors to conservatory, feature fireplace with marble hearth and surround, contemporary mantle over, radiator, glazed doors to:

**FITTED KITCHEN:** 10'11" x 6'11" Obscure pvc double glazed window to side, stainless steel sink/drainage unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of fitted units to both base and wall level including drawers, space for cooker and oven, plumbing and space for washing machine, space for fridge, radiator.

**CONSERVATORY/SUN ROOM:** 10'5" x 10'4" Pvc double glazed sliding patio doors and window to rear, two Velux skylights, radiator.

**UTILITY/SPICE KITCHEN:** 9'7" x 6'9" Pvc double glazed window to rear, obscure pvc double glazed door and window to side, one and a half bowl sink/drainage unit set into rolled edge work surfaces, space and plumbing for washing machine and dryer, shelving to wall, radiator.

**STAIRS TO LANDING:** Obscure double glazed window to side, loft access, doors to:

**BEDROOM ONE:** 15'5" x 9'3" Pvc double glazed window to rear, two double built-in wardrobes with overhead storage, radiator.

**BEDROOM TWO:** 11'7" x 9'11" Pvc double glazed window to front, radiator.

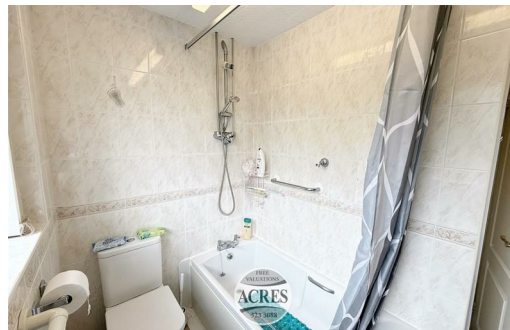
**BEDROOM THREE:** 11'5" x 7'9" Pvc double glazed window to rear, bidet, radiator.

**BATHROOM:** 7'8" x 7'7" Obscure pvc double glazed window to front, white suite comprising 'P'-shaped bath with shower over, low level wc, wash hand basin with vanity unit below, wall mounted storage, cupboard housing central heating boiler, part tiled walls, radiator.

**GARAGE:** 16' x 8'2" Up and over garage door, shelving to rear (Please check the suitability of this garage for your own vehicle)

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





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 : D 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	72	79
(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	



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.