

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three double bedroom detached family home
- Prime Sutton Coldfield location
- Dining room
- Extended open-plan family lounge
- Breakfast kitchen
- Well-appointed family bathroom
- Private rear garden
- Garage
- Catchment area for highly regarded local schools
- Convenient access to transport links and local amenities



**DONEGAL ROAD, STREETLY, B74 2AA - OFFERS AROUND £435,000**

Situated on the ever-popular Donegal Road in Sutton Coldfield, this attractive three double bedroom detached family home occupies a prime residential position within the catchment area for highly regarded local schools. The property offers generous and versatile accommodation, including an extended open-plan family lounge with breakfast kitchen, making it ideal for modern family living and entertaining. Further benefits include a private rear garden, garage, and the comfort of gas central heating and double glazing (where specified).

Set back from the roadway behind a multi-vehicle driveway with fore garden, steps lead to:

**CANOPY PORCH:** Obscure double glazed door and stained glass window to side opens to:

**RECEPTION HALL:** Stairs off, useful under stairs storage, wood effect flooring, radiator, doors to:

**GUESTS WC:** Low level wc, wash hand basin, tiled splash backs, wood effect flooring.

**DINING ROOM:** 14'4" x 10'10" Double glazed bay window to front with stained glass insets, fitted shutter blinds, wood effect flooring, modern vertical radiator.

**EXTENDED FAMILY LOUNGE:** 20'9" max / 13'11" min x 16'2" max / 15'5" min Double glazed sliding doors to rear, full length pvc double glazed window to rear, coal effect feature fireplace with tiled hearth, decorative surround, oak style mantle, wood effect flooring, two windows and obscure double doors to:

**FITTED BREAKFAST KITCHEN:** 20'1" max / 8'11" min x 10' max / 7'3" min Two pvc double glazed windows and door to side, pvc double glazed window to rear, single drainer sink unit set into box edged work surfaces and splash backs, there is a range of fitted units to both base and wall level including drawers, inset four ring gas hob with hidden extractor canopy over, integrated oven and grill, integrated fridge/freezer, plumbing and space for washing machine and dishwasher, space for dining table and chairs, wood effect flooring.

**STAIRS TO LANDING:** Doors to:

**BEDROOM ONE:** 13'10" x 10'11" Pvc double glazed window with stained glass insets to front with fitted shutter blinds, modern vertical radiator.

**BEDROOM TWO:** 13'2" x 10'11" Pvc double glazed window to rear, two double and one single built-in wardrobes with shelving, radiator.

**BEDROOM THREE:** 14'1" max / 6'9" min x 12'5" Pvc double glazed window to front, porthole window to front, radiator.

**SHOWER ROOM:** 7'11" x 6'3" Pvc double glazed obscure window to rear, walk-in shower with glazed shower screen, wash hand basin, low level wc, tiled walls and flooring, chrome ladder style radiator.

**GARAGE:** (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio with steps leading to lawn, borders having a variety of mature shrubs, bushes and trees.





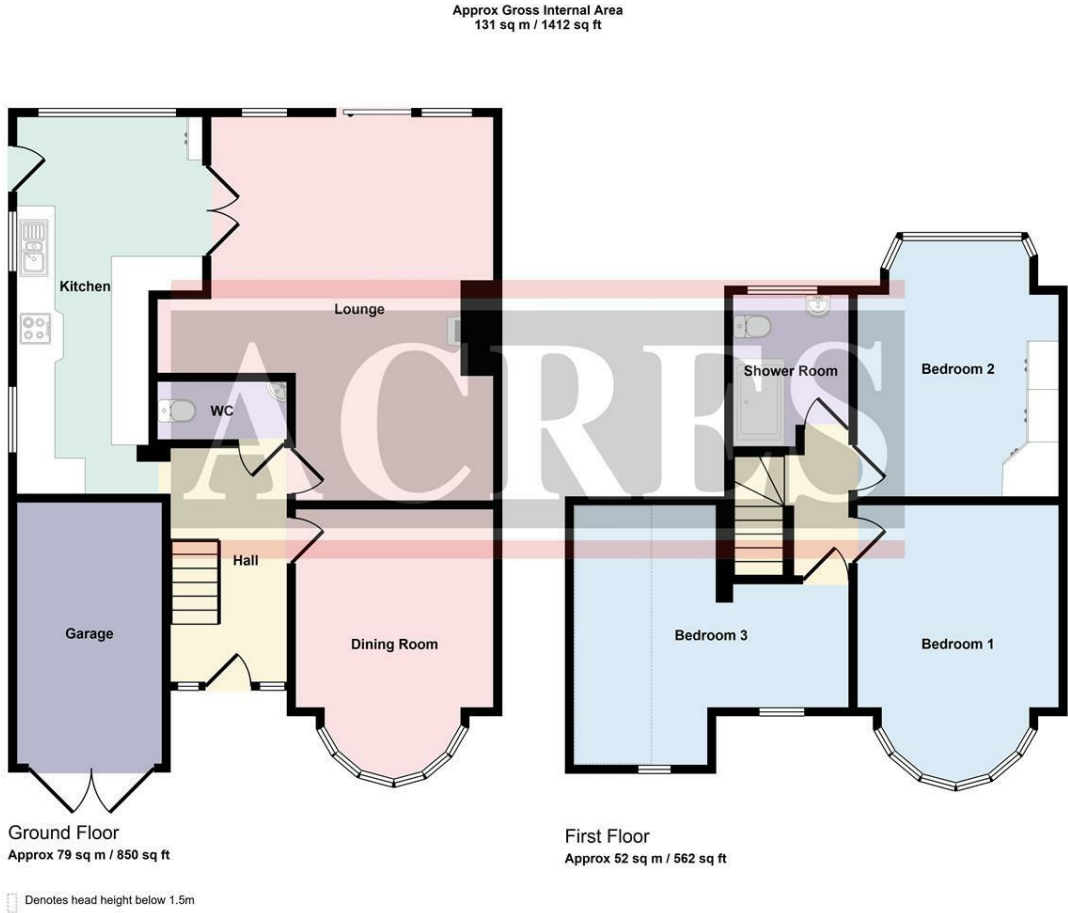


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham

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		



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.

