

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Three well bedrooms
- Master with en-suite shower room
- Modern, well appointed family bathroom
- Generous lounge/diner
- Fitted breakfast kitchen
- Attractive, well manicured rear garden
- Close to excellent transport links for commuting
- Close to highly regarded local schools



ROYAL MEADOW WAY, STREETLY, B74 2FE - OFFERS OVER £335,000

Set within a popular location, this semi-detached home on Royal Meadow Way presents an excellent opportunity for those seeking both style and practicality. The property has been thoughtfully laid out to suit modern living, with a spacious lounge/diner that creates a welcoming heart of the home, complemented by a bright kitchen ideal for casual dining. Upstairs, the home is well served by three bedrooms, including an en-suite shower room and a contemporary family bathroom. Outside, the well manicured garden provides a peaceful retreat, perfect for relaxing or entertaining. Adding to its appeal, the property is ideally positioned close to major travel routes, ensuring convenient commuting, and lies within the catchment area for respected local schools, making it an attractive choice for families

Set back from the roadway behind a driveway having two spaces, access to the property is gained via a paved, central footpath, obscure double glazed multi-locking front door, opening into:

RECEPTION HALL: Stairs off, radiator, doors to:

GUESTS WC: Low level wc, wash hand basin, tiled splash backs, wall mounted mirror, tiled flooring.

FITTED KITCHEN: 10'2" x 8'8" Pvc double glazed window to front, Belfast style sink set into box edged work surfaces, there is a range of high gloss fitted units to both base and wall level including drawers, complementary tiled splash backs, double oven and grill, four ring gas hob and extractor canopy over, space for dishwasher, plumbing and space for washing machine, fitted shelving, space for American style fridge/freezer, space for small breakfast table/bar, radiator.

LOUNGE/DINING AREA: 14'9" max / 11'3" min x 14'1" Pvc double glazed French doors and windows to rear, large storage cupboard, fitted shelving, two radiators.

STAIRS TO LANDING: Large useful storage cupboard, doors to:

BEDROOM ONE: 9'5" x 8'5" Pvc double glazed window to front, double built-in wardrobe, radiator.

EN-SUITE: Enclosed corner shower cubicle, tiled splash backs, low level wc, wash hand basin, wood effect flooring, radiator.

BEDROOM TWO: 9'7" x 8'5" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 6'8" x 6'2" Pvc double glazed window to rear, radiator.

FAMILY BATHROOM: 6'3" x 6'1" Obscure pvc double glazed window to front, white suite comprising bath with shower over and glazed shower screen, wash hand basin with tiled surround, wall mounted mirror, low level wc, wood effect flooring, radiator.

OUTSIDE: Patio area with paved pathway leading to lawn having borders with a variety of mature shrubs and bushes, additional rear patio area having space for shed/summerhouse.

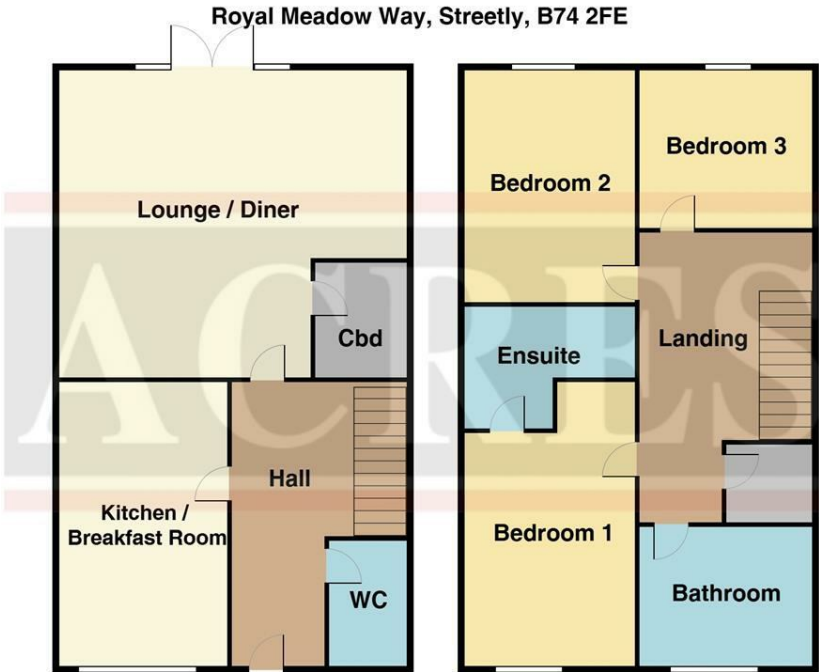


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 321 2101

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 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.