ACRES

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



- Detached family home
- Five good sized bedrooms
- Master bedroom with en-suite & dressing room
- Through lounge/dining area
- Large open plan breakfast kitchen with dining area
- Conservatory
- Well appointed family bathroom
- Attractive rear garden
- Sought after location
- No upward chain





STREATHER ROAD, FOUR OAKS, B75 6RB - OFFERS OVER £599,950

This deceptively spacious, extended, freehold, detached family home is set in a sought after location and is in close proximity of Moor Hall infants and junior schools. Offering scope for modernisation and further development, this property is located a short distance from Mere Green shopping centre which has an array of cafes, restaurants and shops and is similarly placed for the Cross City railway line at Four Oaks station and also benefits from having a local bus service. This substantial family home also benefits from gas central heating and PVC double glazing, both where specified. The property briefly comprises entrance hall, through lounge with dining area, fitted breakfast kitchen, downstairs w.c. with additional utility space, snug/stores, garage. To the first floor there are five bedrooms with the master bedroom having a dressing area and en-suite and a well appointed family bathroom. To the rear of the property there is a spacious, mature garden with paving and decking.

Set back from the roadway and having a multi vehicle driveway, the property is accessed via:

ENTRANCE HALL: Double glazed door to front, entrance hall, wood effect flooring, modern vertical radiator, w.c. off.

GUESTS CLOAKROOM/W.C.: Low level w.c., wash hand basin , chrome ladder style radiator, part tiled walls.

LOUNGE/DINING ROOM: 22'11" x 10'10" PVC double glazed bay window to front, marble effect fireplace with French doors to conservatory.

CONSERVATORY: 121'1" x 10'5" PVC double glazed conservatory with French doors to rear.

OPEN PLAN BREAKFAST KITCHEN/DINING AREA: 19'8" x 19'8" PVC double glazed window to rear, the kitchen comprises a range of units fitted to base and wall with a stainless steel sink, four ring gas hob with canopy over, tiled splashbacks, integrated oven and grill, integrated dishwasher, tiled flooring with under floor heating. DINING AREA: Radiator, utility off.

UTILITY: 10'5" x 6'2" Having cupboards fitted to base and wall, stainless steel sink, plumbing for washing machine, space for tumble dryer, space for fridge freezer.

SNUG: 15'9" x 6'5" PVC double glazed window to front, radiator.

STAIRS TO LANDING:

BEDROOM ONE: 12'10" x 10'2" Having PVC double glazed windows to rear, radiator, dressing area with two double fitted wardrobes.

EN-SUITE: PVC double glazed window to side, shower cubicle, w.c., wash hand basin.

BEDROOM TWO: 11'5" x 11'9" PVC double glazed window to front.

BEDROOM THREE: 10'5" x 11'9" PVC double glazed window to rear.

BEDROOM FOUR: 11'1" x 9'6" PVC double glazed window to front.

BEDROOM FIVE: 12'5" x 6'2" PVC double glazed window to front.

FAMILY BATHROOM: PVC double glazed window to rear, matching white suite comprising panelled bath, shower, low level w.c., wall hung wash hand basin.

GARAGE STYLED STORE ROOM: 14'4" x 7'11" (Please check the suitability of this garage for your own vehicle)

OUTSIDE: To the rear of the property there is decking, block paving and a large lawned area.





















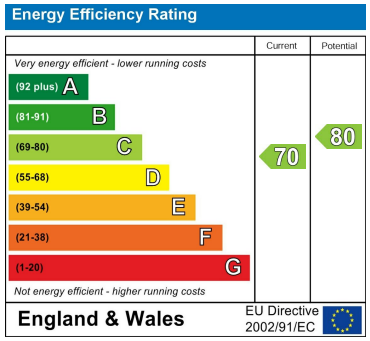
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The Property Ombudsman

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 : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088





Streather Road, Sutton Coldfield, B75 6RB



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.