

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedrooms
- Family bathroom
- Lounge with fireplace
- Dining room
- Fitted kitchen
- Veranda/sun room
- Garage & Mature rear garden
- Close to well regarded schooling & local shops
- Scope and potential for further alteration/enlargement
- No upward chain



***BRIDLE LANE, STREETLY, B74 3QU - OFFERS IN THE REGION OF £350,000***

This well presented, traditional style, semi-detached family home, is set in a prime, central location close to local shops, together with bus and major motorway links. Having access to open countryside close by and Sutton Park, there are also sought after schools for all ages within the area. Complemented by gas central heating (both where specified) and offers great scope and potential for further alteration/enlargement (subject to necessary planning permissions/consents) and has the added benefit of being sold with no upward chain. Briefly comprising porch, reception hall, lounge, dining area, fitted kitchen, rear sun room/veranda, three bedrooms and family bathroom. Externally there is off road parking, a garage and mature rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle paved driveway with fore garden, shielded by a variety of shrubs, bushes and trees, access to the property is gained via a glazed door into:

**PORCH:** Windows to front and side, tiled floor, tiled storage space, double glazed timber front door opens to:

**RECEPTION HALL:** Shelving, stairs off, radiator, doors to:

**LOUNGE:** 11'11" x 10'11" Glazed window to front, coal effect living flame feature fire with stone hearth, surround and mantle, radiator, archway to:

**DINING AREA:** 11'11" max / 10'8" min x 10'6" Glazed door to lean to, log burning stove, tiled hearth, rustic brick surround, radiator.

**FITTED KITCHEN:** 11' max / 6'10" min x 7'8" Glazed window to side, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, fitted shelving, space for cooker/oven, space for fridge/freezer, breakfast bar, leading into:

**VERANDA/SUN ROOM:** 18'8" max / 15'9" min x 8'1" Glazed window to rear, glazed door to side, plumbing and space for washing machine, space for a fridge/freezer.

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

**BEDROOM ONE:** 13'3" x 9'11" Glazed bay window to front, two double and one single built-in wardrobes with overhead storage and matching chest of drawers, radiator.

**BEDROOM TWO:** 11'10" max / 10'6" min x 11'4" Glazed window to rear, two double built-in wardrobes/storage with overhead storage, radiator.

**BEDROOM THREE:** 8' x 6'3" Glazed window to front, built-in wardrobe, radiator.

**BATHROOM:** 6'11" x 6'3" Glazed obscure glazed window to rear, matching suite comprising bath with shower over and tiled splash backs, storage unit, low level wc, bidet, wash hand basin, part tiled walls, radiator.

**GARAGE:** 15'11" x 6'11" Double opening garage doors, door to rear (Please check the suitability of this garage for your own vehicle)

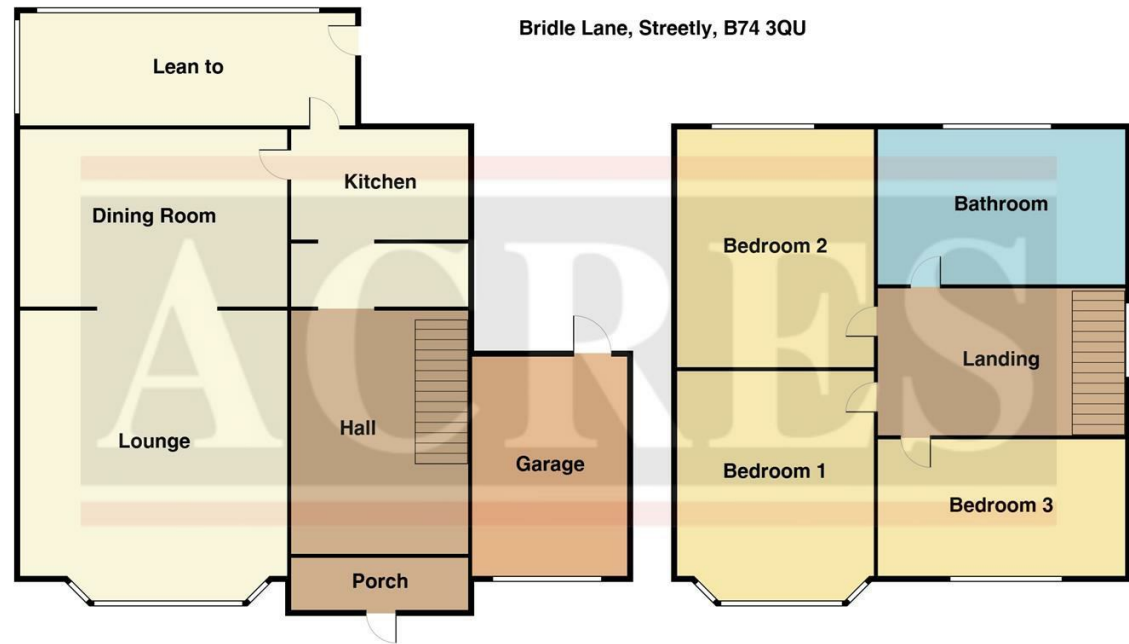
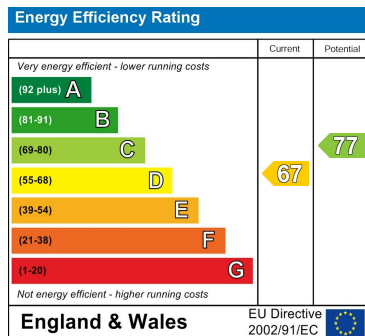
**OUTSIDE:** Paved patio area with steps down to a large lawn with borders having a variety of mature shrubs, bushes and trees.



**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 :** Walsall

**VIEWING:** Highly recommended via Acres on 0121 323 3088



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.