

ACRES

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

- Four bedrooms
- Family bathroom
- Spacious, extended lounge
- Separate dining room
- Fitted kitchen & breakfast room
- Guests cloakroom/wc
- Garage
- Attractive rear garden
- Sought after location
- Close to local shops & schooling



HAZELWOOD ROAD, STREETLY, B74 3RH - OFFERS AROUND £375,000

This spacious, freehold, semi-detached family home is set in a prime, central, sought after location just a short stroll from well regarded schooling as well as being similarly placed for local bus services together with open countryside. Complemented by gas central heating and PVC double glazing (both where specified), the property briefly comprises, fully enclosed porch, welcoming reception hall, substantial rear lounge, dining/day room, breakfast room leading to the property's kitchen and inner lobby having separate w.c., off. To the first floor there are four bedrooms, together with a family bathroom, additionally, the property has a single car garage and attractive rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a block paved driveway having a lawned side, access is gained to the property via a PVC double glazed sliding door opening to:

FULLY ENCLOSED PORCH: PVC double glazed window to front, obscure glazed door opens to:

WIDE RECEPTION HALL: Two obscure windows to front, double radiator, understairs storage/cloaks cupboard.

EXTENDED SPACIOUS LOUNGE: 19'8" x 11'5" max x 10'3" min PVC double glazed windows with central double glazed double French doors to rear, coal effect living flame gas fire set on an elevated hearth, double radiator.

DINING/DAY ROOM: 14'1" max x 11'7" min x 11'7" max x 10'3" PVC double glazed bay window to front, radiator, coal effect living flame gas fire set on an elevated hearth.

BREAKFAST ROOM: 15'3" x 7'3" PVC double glazed window to rear, double radiator.

FITTED KITCHEN: 14'5" max x 11'6" min x 10'7" max x 3'9" min PVC double glazed window and door to rear garden with further double glazed door to side accessing the front of the property, one and a half bowl white enamel sink unit set into sweeping rolled edge worksurfaces having tiled splashbacks, there is a comprehensive range of fitted units to both base and well level, including draws, range style cooker having twin ovens, gas hob and extractor canopy over, recesses for washing machine, dishwasher and fridge freezer, tiled floor.

INNER LOBBY: Door to garage, door to:

GUESTS CLOAKROOM/W.C.: White low flushing w.c., wash hand basin with base unit beneath.

STAIRS TO LANDING: Retractable loft ladder accessing loft.

BEDROOM ONE: 12'0" x 11'7" max x 9'8" min PVC double glazed window to front, radiator, three double fitted wardrobes having storage cupboards above.

BEDROOM TWO: 11'7" max x 9'6" min x 9'8" PVC double glazed window to rear, radiator, four double fitted wardrobes running to full width.

BEDROOM THREE: 15'6" x 7'7" PVC double glazed windows to front and rear, double radiator.

BEDROOM FOUR: 8'3" x 7'6" PVC double glazed window to front, radiator.

BATHROOM: PVC double glazed obscure windows to side and rear elevations, matching white suite comprising bath, wash hand basin with mirrored cabinet over, low flushing w.c., enclosed large separate shower cubicle with glazed splash screens and tiled splashbacks, further tiling to walls, ladder style radiator,

GARAGE: 16'1" x 7'9" Up and over door.

OUTSIDE: Paved patio area to an attractive, lawned rear garden flanked by borders having mature shrubs and bushes together with privet hedge and timber fencing.

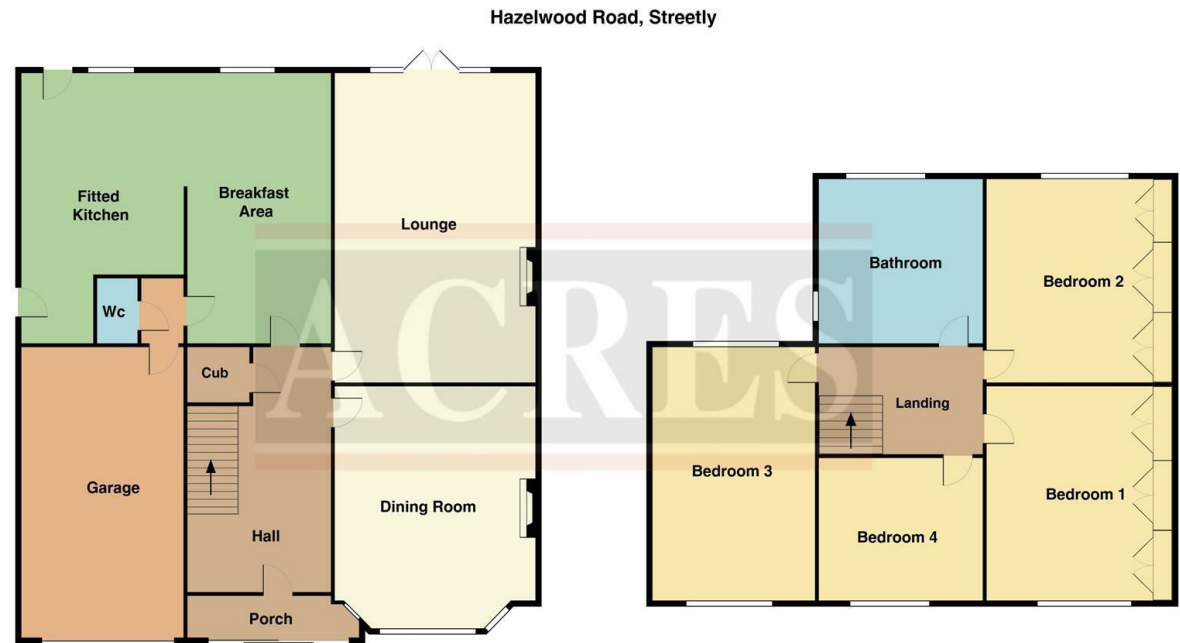


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.