

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Beautifully extended family home in a sought-after location
- Three generous double bedrooms
- Principal bedroom with en-suite bathroom
- Well-appointed family bathroom
- Spacious lounge ideal for everyday family living
- Stunning open-plan breakfast kitchen & dining area
- Conservatory overlooking the rear garden
- Separate utility room & garage styled store room
- Finished & decorated throughout to a high standard
- Picturesque, mature & private rear garden



INGLEWOOD GROVE, STREETLY, B74 3LL - OFFERS AROUND £650,000

Occupying a sought-after position within Inglewood Grove, this thoughtfully extended and immaculately presented residence offers spacious accommodation throughout, with a layout designed to meet the demands of contemporary living. Upon entering, a welcoming reception hall leads through to a generous lounge, providing a comfortable and inviting space for relaxation and entertaining. The heart of the home is undoubtedly the impressive open-plan breakfast kitchen and dining area, offering ample space for family gatherings and social occasions. This wonderful living space enjoys an abundance of natural light and flows seamlessly into the conservatory, creating additional reception space overlooking the beautiful rear garden. A useful utility room provides further convenience and valuable storage.

To the first floor, there are three excellent double bedrooms, all beautifully presented and offering generous proportions. The principal bedroom benefits from its own en-suite bathroom, whilst the remaining bedrooms are served by a well-appointed family bathroom, both finished to a high standard. Externally, the property enjoys a truly picturesque rear garden, offering a private and mature setting with established planting.

Occupying a corner position with multi-vehicle driveway and fore garden, the property is accessed with pvc double glazed door into:

PORCH: Pvc double glazed windows to fore, wood effect flooring, obscure glazed multi-locking pvc double glazed front door opens to:

RECEPTION HALL: Wood effect flooring, access to inner hallway, radiator, doors to:

LOUNGE: 17'7" x 11'10" max / 10'10" min Pvc double glazed window to front, log burning stove style fire, radiator.

OPEN PLAN KITCHEN/DINING AREA: 20'5" x 19'6" Pvc double glazed French doors and window to rear, one and a half bowl sink/drainage unit set into rolled edge work surfaces, tiled brick effect splash backs, there is a range of fitted units to both base and wall level including drawers, under unit lighting, central island unit with breakfast bar having space for two stools and storage space, inset ceramic hob, oven/grill and microwave combination, integrated dishwasher, tiled floors, radiator.

UTILITY ROOM: 11'4" x 7'8" Obscure pvc double glazed window to side, stainless steel sink/drainage unit set into rolled edge work surfaces, tiled splash backs, plumbing and space for washing machine and dryer, tiled flooring, radiator.

BEDROOM ONE: 16'7" x 11'7" Pvc double glazed bay window to side, two double and two single built-in wardrobes, further range of matching units, media wall facility, radiator, door to:

EN-SUITE: 11'9" x 5'7" Obscure pvc double glazed window to side, walk-in double shower unit with glazed shower screen, tiled splash backs, wash hand basin with vanity unit, low level wc, wood effect flooring, ladder style radiator.

BEDROOM TWO: 14'2" x 11'9" Pvc double glazed window to front, radiator

BEDROOM THREE: 10'7" x 9'5" Pvc double glazed French doors to conservatory, made to measure built-in desk and storage units, matching drawer unit, radiator.

CONSERVATORY: 16'8" x 12'2" Pvc double glazed windows and French doors to side, wood effect flooring, heat repellent, self-cleaning roof.

BATHROOM: 8'11" max / 5'8" min x 7'10" Matching suite comprising bath with shower spray, walk-in double shower with glazed shower screen and tiled splash backs, wall hung wash hand basin, low level wc, tiled display/storage shelving, tiled walls and floor, ladder style radiator.

GARAGE STYLE STORE: 8'2" x 5'4" Up and over garage door to front, door to utility.


OUTSIDE: Well maintained and tended rear garden, having paved patio area with lawn, timber railway sleeper borders with decorative pebbles, flowers, trees, bushes and shrubs

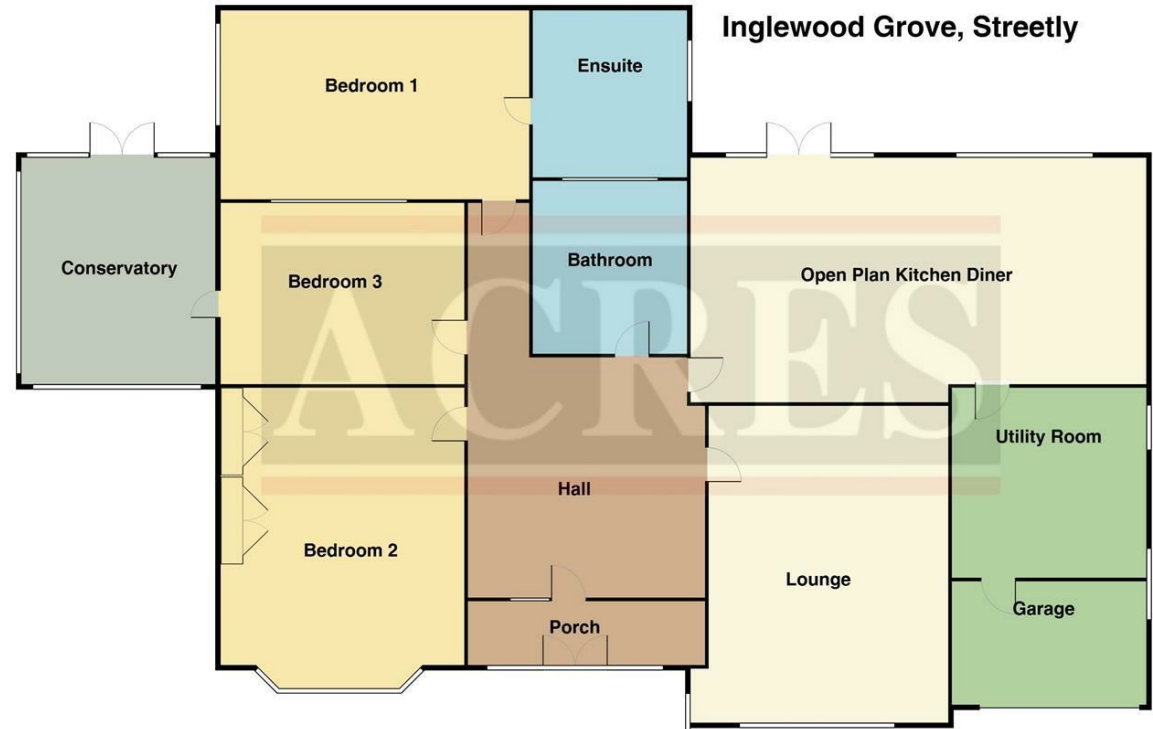


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **COUNCIL :** 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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.