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
- No upward chain
- Excellent scope for renovation and modernisation
- Potential for extension (subject to planning consent)
- Spacious family lounge
- Separate dining room
- Breakfast kitchen and guest WC
- Four well-proportioned bedrooms
- Well-appointed family bathroom and garage
- Sought after Streetly location, close to amenities and well regarded schooling





CHESTER ROAD, STREETLY, B74 2HS - OFFERS AROUND £450,000

A superb opportunity to acquire this four bedroom detached family home, ideally positioned on the ever popular Chester Road in Streetly. Offering spacious and versatile accommodation with excellent scope for renovation and extension (subject to planning permission and consent), the property benefits from a generous lounge, separate dining room, breakfast kitchen, guest WC and garage. To the first floor are four generous bedrooms and a well appointed family bathroom. Conveniently situated close to local amenities, transport links and well regarded schooling, together with Sutton Park, this delightful family home is offered for sale with no upward chain.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the property is gained via a pvc obscure double glazed door opening to:

PORCH: Front door opens to:

RECEPTION HALLWAY: Wood effect flooring, stairs off, useful storage cupboard, doors to:

GUESTS WC: Obscure double glazed window to front, low level wc, wall hung sink, tile effect flooring, chrome ladder style radiator.

LOUNGE: 15'8" x 11'4" Pvc double glazed window to front, feature fireplace with tiled hearth, wood effect flooring, radiator, obscure glazed doors to:

DINING ROOM: 11'4" x 9' Pvc double glazed window to rear, radiator, door to:

FITTED KITCHEN: 16'3" x 9' Two pvc double glazed windows to rear, single sink/drainer unit set into granite styled box edged work surfaces with upstands, there is a range of high gloss fitted units to both base and wall level including drawers, inset oven with ceramic hob over and extractor canopy above, stainless steel splash back, plumbing and space for dishwasher and washing machine, space for fridge/freezer, wood effect flooring, radiator, door to:

LEAN-TO: Useful storage cupboard, sliding doors to rear garden, door to garage.

STAIRS TO LANDING: Pvc double glazed window to front, useful storage cupboard, doors off to:

BEDROOM ONE: 13'7" x 11'5" Pvc double glazed window to front, built-in wardrobes, radiator.

BEDROOM TWO: 12'4" x 8'10" Pvc double glazed window to front, built-in wardrobes, radiator.

BEDROOM THREE: 11'5" x 11'4" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 11'1" x 8'10" Pvc double glazed window to rear, radiator.

BATHROOM: Obscure pvc double glazed window to rear, bath with shower over and glazed splash screen, feature brick effect tiled splash backs, low level wc, wash hand basin, tiled walls, heated towel rail, tile effect flooring.

GARAGE: 16' x 8'10" Two glazed windows to side, double opening garage door to front (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area leading to lawn with a variety of mature shrubs and bushes, timber fencing.





















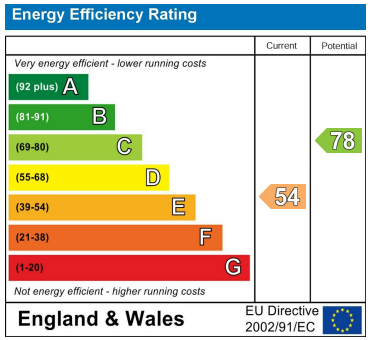
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

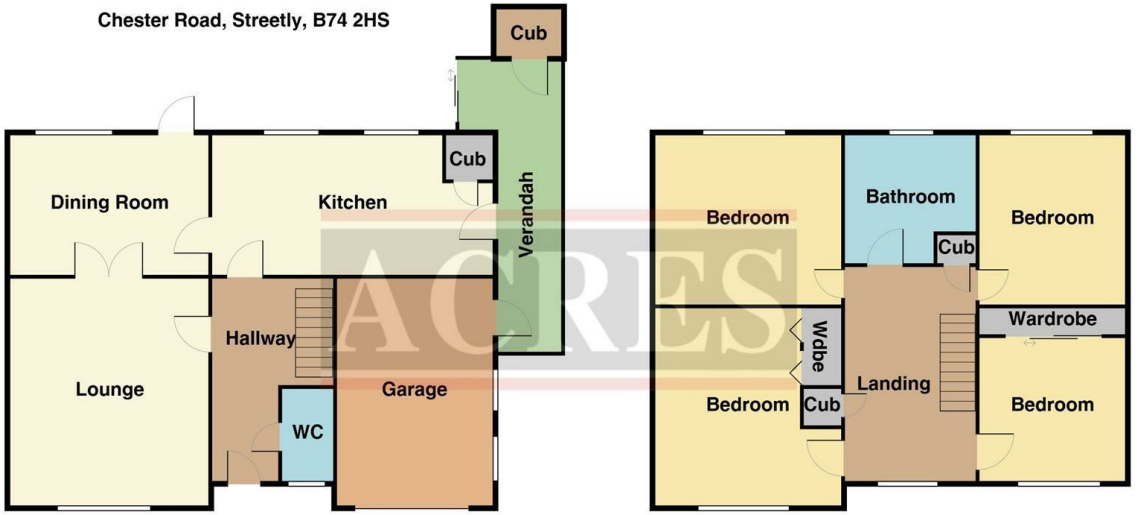
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : 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.