

# ACRES

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

☎ 0121 323 3088



fouroaks@acres.co.uk



www.acres.co.uk



- Substantial semi-detached family home
- Five generously proportioned bedrooms
- Two en-suite shower rooms plus a well appointed family bathroom
- Additional potential en-suite/dressing room/nursery
- Spacious rear family lounge with adjoining dining room
- Superb open-plan kitchen, dining & living area
- Utility & guests wc
- Large, private rear garden & garage
- Close to excellent local schools, shops, & Sutton Park
- No upward chain



**MIDDLETON ROAD, STREETLY, B74 3EU - OFFERS AROUND £675,000**

Occupying a highly desirable position on Middleton Road, this impressive semi-detached family home offers an exceptional amount of spacious and versatile accommodation, perfectly suited to modern family living. The property boasts generous reception spaces, a superb open-plan kitchen, dining and living area with utility off, guests wc, five well proportioned bedrooms, two with en-suite facilities, a family bathroom and potential for an additional en-suite/dressing room or nursery as preferred. Externally there is a large private rear garden with workshop and garage. Ideally located within easy reach of highly regarded schools, local shopping facilities, and Sutton Park, this wonderful home is offered to the market with no upward chain.

Set back from the roadway behind a multi-vehicle driveway, with dwarf wall and fore garden having flower bed, there is an EV (Electric Vehicle) charging point, a canopy porch with solid wood front door with obscure glazed inset opens to:

RECEPTION HALL: Two stained glass windows to front, stairs off, useful under stairs storage cupboard, radiator, doors to:

GUEST WC: Low level wc, wash hand basin, part tiled walls, tiled flooring.

GENEROUS LOUNGE: 20'3" max / 12'3" min x 16'4" max / 12'1" min Being extended offering double glazed bi-folding doors to rear, two radiators.

DINING ROOM: 15'2" x 12'1" Pvc double glazed bay window to front, two radiators.

OPEN PLAN KITCHEN/DINER: 34'4" max / 6' min x 13'1" max / 11'4" min Pvc double glazed windows to front and rear, one and a half bowl stainless steel sink drainer unit set into rolled edge work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, space for cooker, integrated dishwasher, plumbing and space for washing machine and fridge/freezer, two radiators, tiled flooring, space for dining table and sofas.

UTILITY ROOM: 19'5" x 6'9" Two composite multi-locking doors to rear, one and a half bowl stainless steel sink/drain unit set into work surfaces, fitted base units, space for appliances, radiator, double doors to garage.

STAIRS TO SPLIT DIRECTIONAL LANDING: Doors to:

BEDROOM ONE: 12'9" x 11'2" Pvc double glazed window to rear, radiator, door to:

EN-SUITE: 8'5" x 7'5" max Obscure pvc double glazed window to side, suite comprising bath, corner shower unit with tiled splash backs, wash hand basin, low level wc, chrome ladder style radiator, part tiled walls, tiled flooring.

BEDROOM TWO: 13'8" x 9'3" Pvc double glazed window to front, radiator, door to:

EN-SUITE: Obscure pvc double glazed window to side, corner shower, wash hand basin, low level wc, part tiled walls, tiled flooring, chrome ladder style radiator.

BEDROOM THREE: 11'8" x 11'2" Pvc double glazed bay window to front, two radiators, archway to:

DRESSING ROOM/NURSERY/POTENTIAL EN-SUITE: 12'8" x 5'8" Two wash hand basins with vanity units below, chrome ladder style radiator.

BEDROOM FOUR: 13'2" x 12'3" Pvc double glazed window to rear, radiator.

WC: Low level wc, tiled flooring, part tiled walls.

BEDROOM FIVE: 8'7" x 7'6" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 9'3" x 6'8" Obscure pvc double glazed window to rear, white suite comprising corner double shower unit, tiled splash backs, wash hand basin, low level wc, wood effect flooring, part tiled walls, useful storage cupboard, chrome ladder style radiator.

GARAGE: 15'2" x 7'6" Double opening garage doors to front, Velux skylight. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Large paved patio area with steps down to a generous lawn having a variety of mature shrubs, bushes and trees, rear garage/workshop.

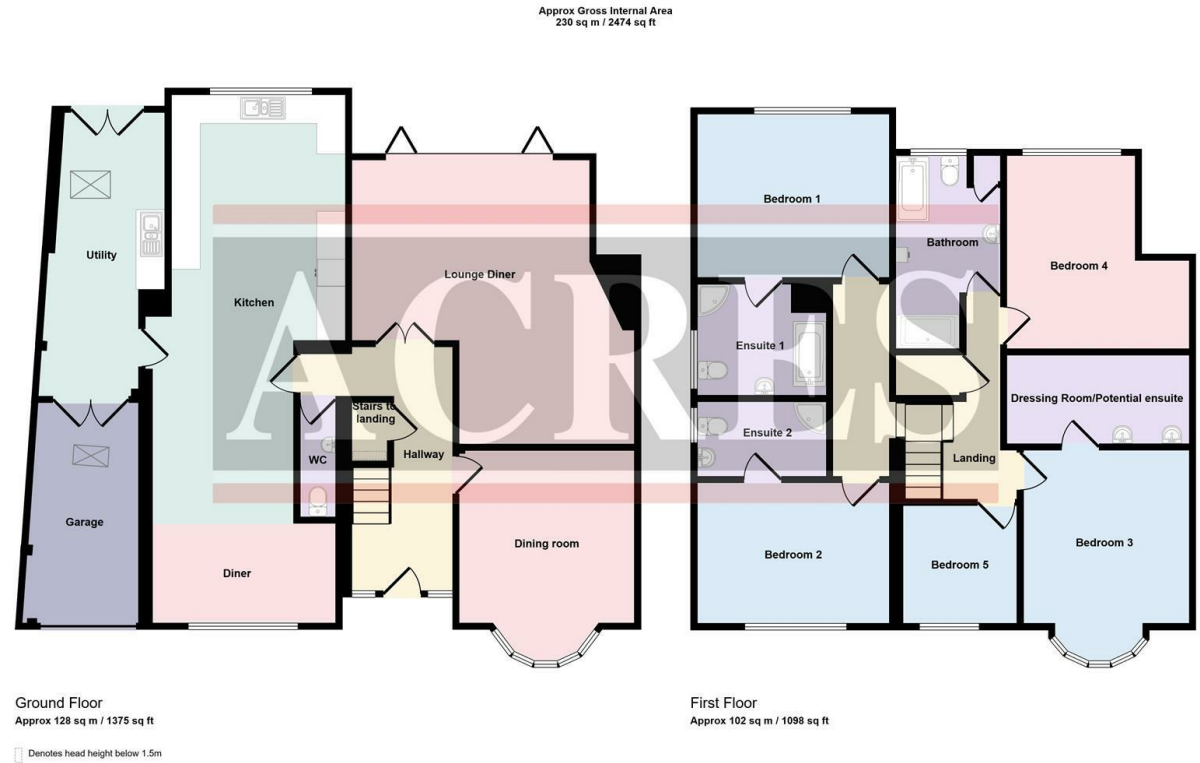


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

