

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Detached family home in a sought after location
- Three double bedrooms
- Large family bathroom with bath & separate shower
- Extended lounge
- Spacious kitchen/diner
- Additional snug/day room
- Separate dining room
- Private rear garden
- Garage & off-road parking
- Close to schools & transport links



**MAXHOLM ROAD, STREETLY, B74 3SU - OFFERS AROUND £435,000**

Situated on Maxham Road in Streetly, this well presented detached family home offers spacious and flexible accommodation ideal for family living. The property features an extended lounge and a well proportioned kitchen/diner, along with a separate dining room and a versatile snug/day room. Upstairs provides three generous double bedrooms and a large family bathroom fitted with both bath and separate shower. Externally, there is a private rear garden and a garage offering storage or parking. Conveniently located close to well regarded schools and excellent transport links, this is an ideal home for families seeking both space and accessibility

Set back from the roadway behind a multi-vehicle driveway, access is gained via a pvc double glazed door into:

**PORCH:** Pvc double glazed windows to front and side, tiled flooring, opening to:

**DAY ROOM/SNUG:** 14' x 11'11" Obscure pvc double glazed window and door, wood effect flooring, stairs off, pvc double glazed bay window to front, archway and doors opening to:

**LOUNGE:** 20'8" x 10'3" Pvc double glazed French doors to rear, obscure pvc double glazed window to side, feature fireplace with slate style hearth and decorative surround, two radiators, wood effect flooring.

**FITTED KITCHEN:** 12'4" x 8'8" & **DINING AREA:** 11'9" x 7'4" Having pvc double glazed window to rear, obscure pvc double glazed window to side, stainless steel sink/drainage unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, integrated four ring gas hob with extractor canopy above, plumbing and space for washing machine and dishwasher, tiled floor, space for fridge/freezer, opening to a dining area with space for six seater table and chairs, wood effect flooring, radiator.

**GUESTS WC:** Obscure pvc double glazed window to side, low level wc, wash hand basin with tiled splash backs, wood effect flooring.

**STAIRS TO LANDING:** Pvc double glazed window to front, doors to:

**BEDROOM ONE:** 14'2" x 10'10" Pvc double glazed window to rear, wood effect flooring, radiator.

**BEDROOM TWO:** 12'2" x 8'1" Pvc double glazed window to front, radiator.

**BEDROOM THREE:** 12'9" x 8'3" Pvc double glazed window to front, radiator.

**FAMILY BATHROOM:** 10'9" x 7'10" Obscure pvc double glazed window to rear, matching suite comprising bath, enclosed shower cubicle, low level wc, wash hand basin, tiled walls, wood effect flooring, chrome ladder style radiator.

**GARAGE:** 16'2" x 8' Up and over garage door to front (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area having lawn, flanked by borders with a variety of mature shrubs, bushes and trees, having a good degree of privacy.

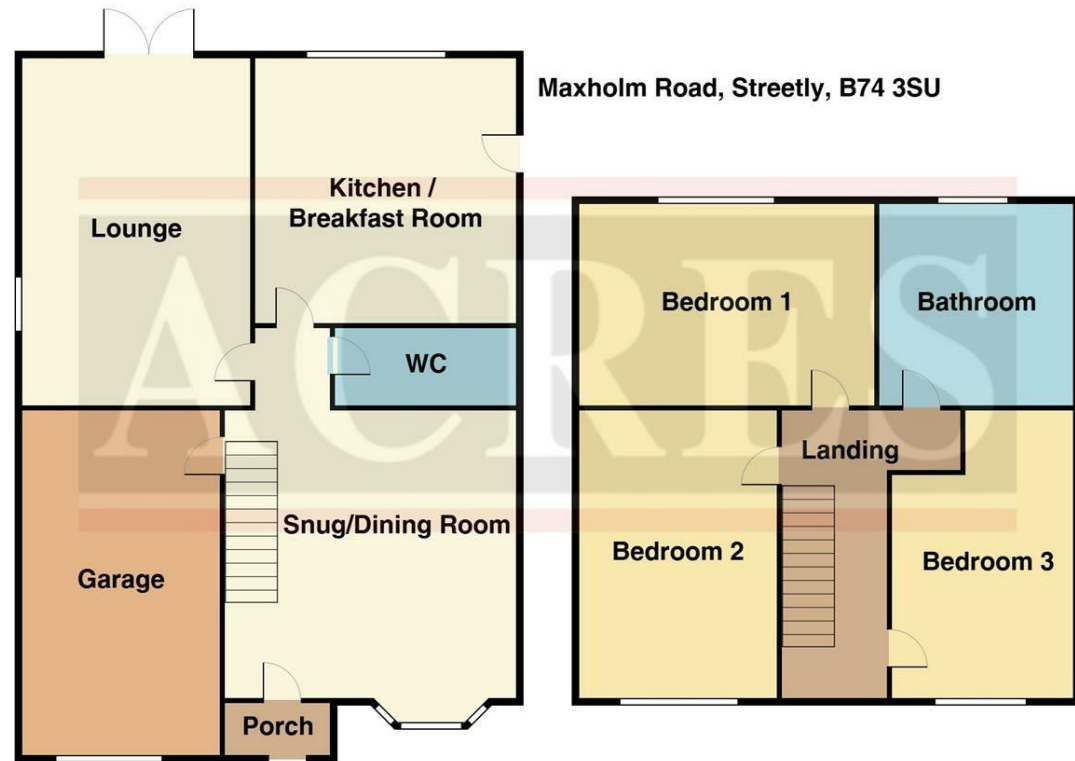


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** E                      **COUNCIL :** Walsall

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.