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
- Three bedrooms
- Master with dressing area & en-suite shower room
- Additional well appointed family bathroom
- Lounge & dining room
- Fitted breakfast kitchen
- Utility room & guests wc
- Garage & mature, private rear garden
- Set in a well regarded, sought after location
- No upward chain

BRIDLE LANE, STREETLY, B74 3HQ - OFFERS AROUND £450,000

This well presented, spacious, detached family home, is set in a prime, sought after location, set close to local shops and well regarded schooling. Being in a preferable position, having tree lined aspect to side and rear, the property offers a good degree of privacy and benefits from no upward chain. Briefly comprising reception hallway, lounge, dining room, fitted breakfast kitchen and a utility room with guests wc off. To the first floor there are three bedrooms, the master having dressing area and en-suite shower room, together with an additional, well appointed family bathroom. Externally the property has a mature, private rear garden and garage, all of which to fully appreciate, we highly recommend an internal inspection.

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

RECEPTION HALL: Wood effect flooring, stairs off, radiator, doors off to:

LOUNGE: 19'5" x 11'2" Pvc double glazed window to front, pebble effect feature fireplace having marble hearth and surround, contemporary mantle over, radiator, wood effect flooring, door to:

DINING ROOM: 11'3" x 7'7" Pvc double glazed sliding patio doors to rear, wood effect flooring, radiator, door to:

FITTED KITCHEN: 11'2" x 9'5" Pvc double glazed window to rear, stainless steel sink/drainer unit set into rolled edge work surfaces, splash back, there is a range of matching units fitted to both base and wall level including drawers, inset oven and grill, four ring gas hob with extractor canopy over, large pantry cupboard, breakfast bar, plumbing and space for dishwasher, tiled flooring, radiator, door to:

UTILITY ROOM: 9'5" x 4'11" Pvc double glazed door to rear, pvc double glazed window to side, stainless steel sink/drainer unit set into rolled edge work surfaces, there is a further range of fitted wall and base units, tiled flooring, radiator, door to:

GUESTS WC: Obscure pvc double glazed window to side, low level wc, wash hand basin, wall hung sink unit, tiled flooring.

STAIRS TO LANDING: Doors to:

BEDROOM ONE: 22'9" max / 11'2" min x 13'6" Two pvc double glazed windows to front, space for two double wardrobes, large hanging storage, two radiators, leading to Dressing Area: Storage cupboard, door to:

EN-SUITE: Enclosed corner shower cubicle with glazed sliding shower screen, wash hand basin, tiled splash backs, low level wc, tile effect flooring, radiator.

BEDROOM TWO: 11'4" x 7'7" Pvc double glazed window to rear, fitted shelving, wood effect flooring, radiator.

BEDROOM THREE: 14'9" x 7'10" Pvc double glazed window to rear, wood effect flooring, radiator.

BATHROOM: 6'6" x 6'1" Obscure pvc double glazed window to rear, 'P'-shaped bath with overhead shower and glazed shower screen, tiled splash backs, wash hand basin, low level wc, part tiled walls, tiled flooring, radiator.

GARAGE: 18'1" x 7'11" Up and over garage door, door to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Offering a good degree of privacy, having mature shrubs, bushes and trees, lawned area, space for timber shed, side tradesman entrance.

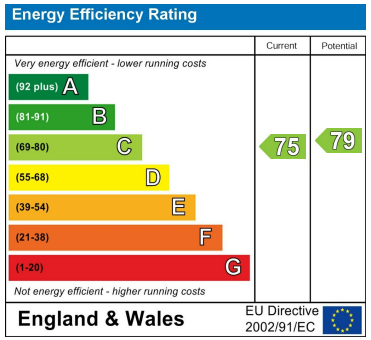
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

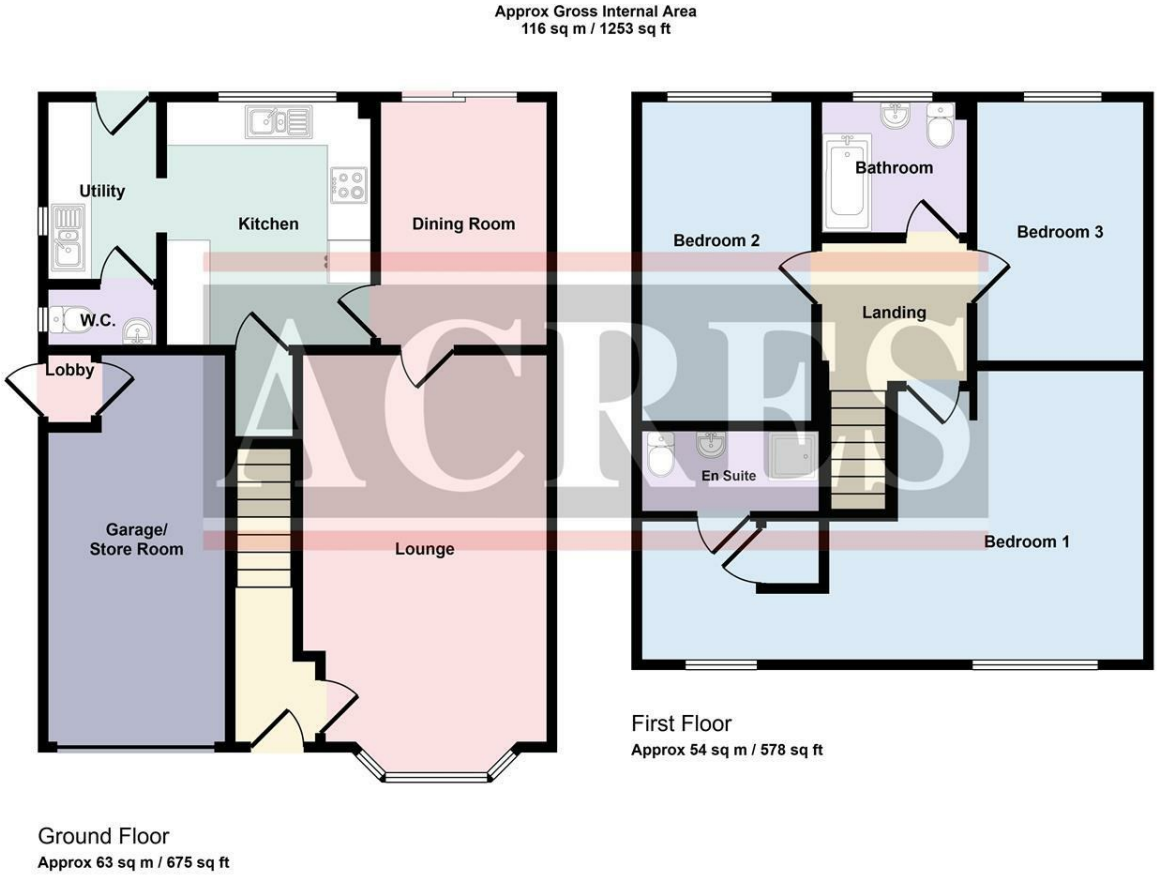
The Property Ombudsman

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 : D COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088





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.