

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk

- Three bedrooms
- Family bathroom
- Lounge/dining room
- Fitted breakfast kitchen
- Study
- Guests cloakroom/wc
- Garage/workshop
- Delightful rear garden
- Sought after location, close to well regarded schooling
- No upward chain



GROSVENOR AVENUE, STREETLY, B74 3PE - OFFERS AROUND £400,000

This well presented and improved, semi-detached family home, is set in a popular, sought after location, close to well regarded schooling for all ages. Having access to public transport links, the Midlands motorway network local shops, Sutton Park is also close by with all it's natural beauty. Benefitting from the provision of pvc double glazing and gas central heating (both where specified), the accommodation briefly comprises porch, reception hall with guests cloakroom/wc off, lounge/dining area, study, fitted breakfast kitchen, three bedrooms, bathroom, garage/work shop and a well tended, delightful rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a fore garden and multi-vehicle driveway, access to the property is gained via pvc double glazed sliding doors to front opening to:

PORCH: Solid oak flooring, multi-locking composite front door into:

RECEPTION HALL: Obscure double glazed windows to front, useful storage cupboard, solid oak flooring, stairs off, radiator, doors to:

LOUNGE/DINING ROOM: 17'5" max / 10'3" min x 14'2" max / 11'6" min Pvc double glazed French doors to rear, radiator.

BREAKFAST KITCHEN: 15'2" max / 14'9" x 13'9" max / 10'5" min Two pvc double glazed windows to front, one and a half bowl sink/drain unit set into box edged work surfaces with upstands, there is a range of fitted units to both base and wall level including drawers, inset five ring gas hob with extractor canopy over, double Neff oven and grill, integrated dishwasher, plumbing and space for washing machine and dryer, space for American style fridge/freezer, storage cupboard, space for dining table, wood effect flooring, vertical radiator.

STUDY: 17'7" max / 10'8" min x 6'5" Pvc double glazed window to side, wood effect flooring, radiator.

GUESTS WC: Low level wc, wash hand basin with vanity unit below, wood effect flooring, radiator.

STAIRS TO LANDING: Obscure pvc double glazed window to side, useful storage cupboard, doors to:

BEDROOM ONE: 13'4" x 10'1" Pvc double glazed window to rear, double storage cupboard, radiator.

BEDROOM TWO: 11'2" x 8'5" Pvc double glazed window to front, radiator, built-in storage cupboard.

BEDROOM THREE: 11'9" x 6'8" Pvc double glazed window to rear, radiator.

BATHROOM: 8'3" max / 5'5" min x 5'5" Obscure pvc double glazed window to front, suite comprising bath having shower over and folding glazed shower screen, wash hand basin with vanity unit below, low level wc, tile effect flooring, radiator.

GARAGE/WORK SHOP: 25'2" x 8'4" Door and pvc double glazed window to side

OUTSIDE: Having paved patio area leading to a delightful lawn with borders and mature shrubs, bushes and trees, timber fencing.

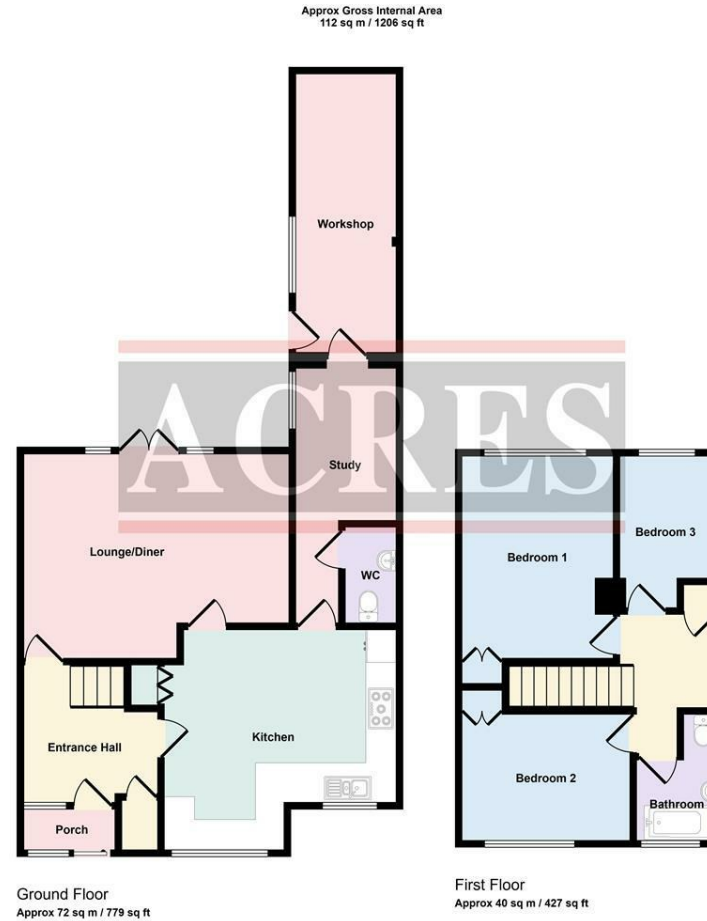


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

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		
	73	83
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 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.

