ACRES

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

- Traditional style, three storey semi-detached family home
- Six good sized bedrooms
- Two bathrooms
- Family lounge
- Separate study/dining room
- Large open plan kitchen, diner & living area
- Separate utility room
- Guest wc & large garage
- Set in a well regarded, sought after location
- Close to Sutton Park

MIDDLETON ROAD, STREETLY, B74 3EU - OFFERS OVER £795,000

This well presented and much improved, traditional style semi-detached family home, is set in a well regarded and sought after location, close to Sutton park with all it's natural beauty and well regarded schooling for all ages. Having transport links and local shops available on Chester Road, the property is also close to shops and bars within Streetly Village. The property is complemented by character features and benefits from pvc double and secondary glazing, together with gas central heating (where specified). Briefly comprising welcoming reception hall, lounge, separate study/dining room, large open plan kitchen, dining and living areas overlooking rear garden, separate utility room and guests cloakroom/wc. To the first floor there are four bedrooms and a family bathroom, to the second floor there are a further two bedrooms and an additional bathroom with eaves storage. Externally the property has a generous mature rear garden and large garage. To fully appreciate the space and character this property has on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with dwarf wall, fore garden and EV (Electric Vehicle) charging point, access to the property is gained via an obscure glazed door into:

WELCOMING RECEPTION HALL: 12'3" x 10'2" Secondary glazed window to front, herringbone effect Karndean flooring, log burning stove with rustic brick surround and slate style hearth, door to:

LOUNGE: 17'9" max / 15'2" min x 13'5" max / 11'8" min Pvc secondary glazed bay window to front, log burning stove with rustic brick surround and slate style hearth, Karndean flooring, two radiators.

STUDY/DINING ROOM: 14'4" max / 13'2" min x 12'8" Pvc double glazed sliding door to rear, traditional feature fireplace with tiled hearth and surround, contemporary mantle over, wood effect flooring, radiator.

INNER HALLWAY: Karndean flooring, stairs off, doors to:

WC: Steps down to tiled flooring, low level wc, wash hand basin, decorative storage shelf.

UTILITY ROOM: 15'6" x 8'4" Double glazed window to front, single bowl sink/drainer unit set into rolled edge work surfaces, there are fitted wall and base units, plumbing and space for washing machine, space for tumble dryer, decorative original feature fireplace.

OPEN PLAN KITCHEN/DINER/LIVING AREAS: Separated into three sections including:
Kitchen Area: 12'6" x 10'16" Double glazed window to side, one and a half bowl sink/drainer unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, space for Range style cooker, full height fridge, Karndean tiled floor leading to:
Dining Area: 15'9" x 9'9" Double glazed window to side, double glazed bi-fold doors to rear with integral blinds, roof lantern, Karndean tiled flooring to:
Living Area: 19'5" max / 12'8" min x 15'8" max / 8'8" min Double glazed window to rear, double glazed bi-fold doors to rear with integral blinds, roof lantern, radiator, modern vertical radiator, Karndean flooring

STAIRS TO LANDING: Double glazed window to rear, doors to:

BEDROOM ONE: 13'12" x 12'3" Pvc double glazed window to front, traditional feature fireplace, radiator.

BEDROOM TWO: 14'4" max / 13' min x 12'2" Double glazed window to rear, radiator, traditional feature fireplace.

BEDROOM THREE: 12'7" x 10'2" Pvc double glazed window to rear, two double and one single built-in wardrobes with overhead storage, radiator.

BEDROOM FOUR: 10'3" x 10'2" Double glazed window to front, radiator, traditional feature fireplace.

BATHROOM: 9'9" x 7'2" Two obscure double glazed windows to side, freestanding bath, double walk-in shower with glazed shower screen, wash hand basin with vanity unit below, wall mounted mirrored display unit, two ladder style radiators.

STAIRS TO SECOND FLOOR LANDING: Pvc double glazed window to rear, doors to:

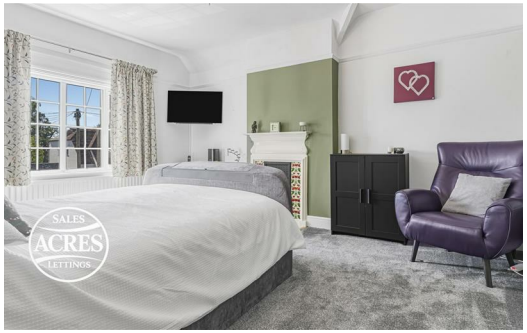
BEDROOM FIVE: 12'6" x 14'5" max / 13'3" min Double glazed window to rear, traditional feature fireplace, radiator.

BEDROOM SIX: 10'15" x 8'7" Double opening windows to side, traditional feature fireplace.

BATHROOM: Suite comprising bath with shower over, feature tiled splash backs, glazed shower screen, wash hand basin with vanity unit below, low level wc, modern radiator, part tiled walls, tiled flooring, additional eaves storage.

GARAGE: 19'8" x 8'9" Double opening garage doors to front and rear, glazed windows to front and rear, cupboards to wall (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Well tended and maintained rear garden has a good degree of privacy, space for hot tub, two separate seating areas, generous lawn with borders having mature shrubs, bushes and trees.



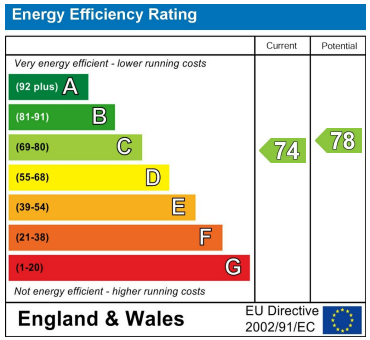
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

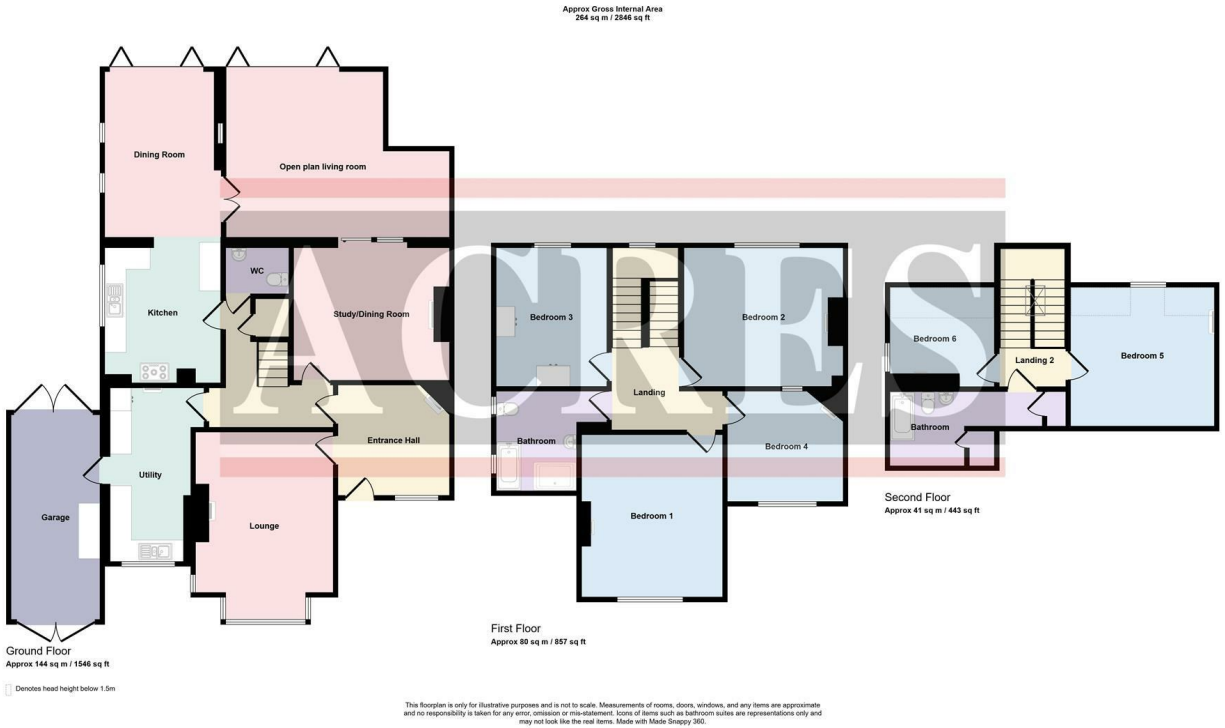
The Property Ombudsman

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 : F COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088





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.