

ACRES

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- Spacious detached family residence in a sought after location.
- Five well proportioned bedrooms
- Family bathroom complemented by a separate shower room
- Generous family lounge
- Separate formal dining room providing flexible family accommodation
- Extended conservatory overlooking the rear garden
- Breakfast kitchen with side utility & guests wc
- Superb opportunity to modernise, update & further develop (STPP).
- Positioned close to highly regarded schools, close to shops, transport links & Sutton Park.
- An excellent long term family home offering outstanding potential



CHESTER ROAD, STREETLY, B74 3EB - PRICE GUIDE £650,000

Situated on the ever popular Chester Road in the heart of Streetly, this substantial detached family home presents a fantastic opportunity for buyers seeking generous living accommodation with the potential to modernise and create their dream home. Ideally positioned within easy reach of highly regarded schools, excellent local amenities, transport links and the beautiful Sutton Park, the property offers versatile family living including a spacious lounge, separate extended dining room, conservatory, breakfast kitchen, five well proportioned bedrooms, a family bathroom and additional shower room, all complemented by excellent scope for further enhancement and extension (subject to the necessary planning permissions). Externally there is a mature rear garden and large garage.

Set back from the roadway behind a multi-vehicle driveway, access to the property is gained via a solid wood front door into:

PORCH: Two glazed windows to front and side, slate tiled flooring, wooden front door with stained glass inset opens to:

RECEPTION HALL: Two obscure glazed windows to front, useful under stairs storage cupboard, stairs off, parquet flooring, radiator, doors to:

LOUNGE: 14'3" x 11' Double glazed stained glass box window to front, cast iron feature fireplace with tiled surround and mantle, radiator.

EXTENDED DINING ROOM: 19'7" x 11' Double glazed sliding patio doors to rear, feature log burning stove with slate hearth, marble surround and mantle, two radiators.

CONSERVATORY: 18'1 x 12'10" max / 7'4" min Double glazed windows to side and rear, double glazed French doors to side, slate tiled floor.

BREAKFAST KITCHEN: 14'3" x 11' Double glazed window to rear, one and half bowl sink/drainers unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, Range style cooker, tiled splash backs, alcove for fridge/freezer, plumbing and space for dishwasher, slate tiled floor, space for breakfast table, door to:

SIDE LOBBY & UTILITY ROOM: 12'1" x 6'6" Stainless steel circular sink/drainers unit set into rolled edge work surfaces, plumbing and space for washing machine and tumble dryer, tiled splash backs, slate flooring, glazed door to conservatory, sliding door to:

GUESTS WC: Low level wc, wall hung sink unit, tiled splash backs, slate tiled flooring.

STAIRS TO LANDING: Useful storage cupboard, airing cupboard, doors to:

BEDROOM ONE: 13'10" max / 9'6" min x 13'5" max / 8'11" min Double glazed stained glass leaded window to front, two double and one single wardrobes with overhead storage, radiator.

WC: Low level wc, wash hand basin, tiled splash backs.

BEDROOM TWO: 14'10" x 11' Double glazed stained glass bay window to front, double built-in wardrobe with overhead storage, radiator.

BEDROOM THREE: 12'5" x 10'11" Secondary glazed window to rear, full width built-in wardrobes with sliding doors, wooden flooring, radiator.

BEDROOM FOUR: 7' x 6'11" Double glazed stained glass leaded window to front, wall mounted storage cupboard, radiator.

BEDROOM FIVE: 7'8" x 7'3" Secondary glazed window to rear, radiator.

SHOWER ROOM: Fitted shower and shower tray.

FAMILY BATHROOM: 10'7" max / 7'6" min x 7' max / 4'7" min Obscure glazed window to rear, suite comprising sunken bath with shower over, feature tiled wall, wash hand basin with vanity unit below, full height storage cupboard, low level wc, tiled walls and flooring, chrome ladder style radiator.

LARGE GARAGE: 17'1" x 12'5" Solid wood sliding door, double opening garage doors to front, door to utility (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Mature, well tended rear garden having paved patio area with lawn, flanked by borders with shrubs, bushes and trees, timber shed to rear.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(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.