

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Semi-detached bungalow
- Two bedrooms
- Well appointed shower room
- Lounge with feature fireplace
- Rear conservatory
- Fitted kitchen with appliances
- Side recessed garage
- Enclosed rear garden
- No upward chain
- Sought after location



BEECHCROFT CRESCENT, STREETLY, B74 3SH - OFFERS AROUND £350,000

This well presented, semi-detached bungalow, is set in a prime, central and sought after location, close to local shops and well regarded schooling. Having bus links and access to the Midlands motorway network, the property benefits from having no upward chain. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises reception hall, lounge, fitted kitchen, rear conservatory, two bedrooms and a well appointed shower room. Externally the property has a side recessed garage and mature rear garden. All of which to appreciate, we highly recommend an internal inspection.

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

RECEPTION HALLWAY: Obscure pvc double glazed window to side, oak effect flooring, radiator with cover, doors to:

LOUNGE: 18'5" x 11'4" Pvc double glazed sliding doors to conservatory, coal effect feature fireplace with marble hearth, surround and oak effect mantle, two radiators.

CONSERVATORY: 10'7" x 9'7" Pvc double glazed windows to rear and side with double French doors to side, tiled flooring, radiator.

FITTED KITCHEN: 11'9" x 8'9" Obscure pvc double glazed door and double glazed window to rear, one and a half bowl sink/drainage unit set into rolled edge work surfaces, tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including drawers, inset oven and grill, integrated dishwasher, fridge and freezer, plumbing and space for washing machine, tiled flooring.

BEDROOM ONE: 12'9" x 11'1" Pvc double glazed window to front, two double built-in wardrobes and overhead storage, matching bedside units, radiator.

BEDROOM TWO: 9'2" x 8'2" Pvc double glazed window to front, oak effect flooring, radiator.

SHOWER ROOM: 6'4" x 5'4" Obscure pvc double glazed window to side, matching suite comprising double walk-in shower with feature tiled splash backs and glazed shower screen, wash hand basin with vanity unit, built-in low level wc, tiled walls and floor, chrome ladder style radiator.

SIDE RECESSED GARAGE: Up and over garage door, fitted wall units and shelving (Please check the suitability of this garage for your own vehicle)

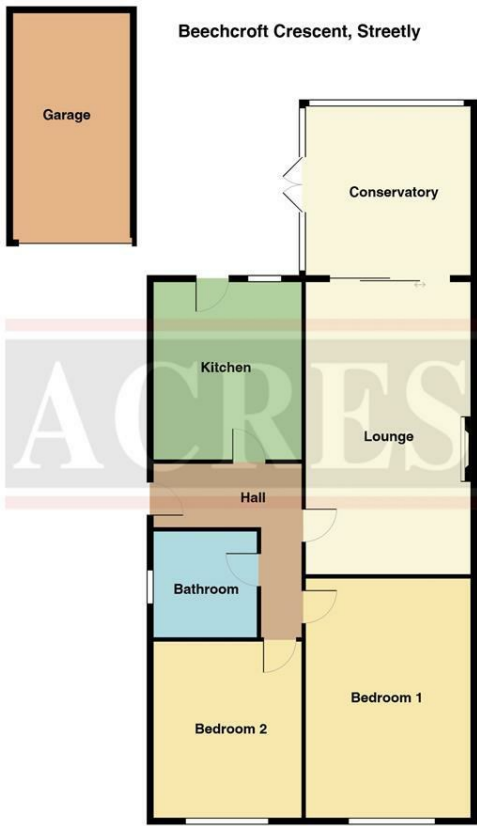
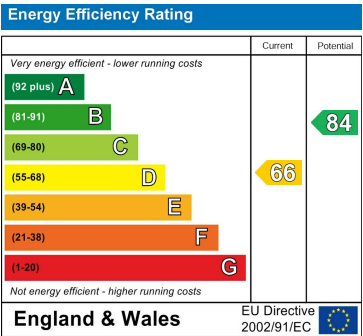
OUTSIDE: Paved patio area with three seating areas, lawn with borders having mature shrubs and bushes, enclosed by timber fencing.



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



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.