

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Semi-detached family home
- Three generous bedrooms
- Well appointed family bathroom
- Welcoming lounge
- Fitted breakfast kitchen
- Day room / snug overlooking the rear garden
- Useful utility & guests wc
- Mature rear garden
- Conveniently located for local schools, shops & Sutton Park
- No upward chain



**QUESLETT ROAD EAST, STREETLY, B74 2ER - OFFERS AROUND £350,000**

Situated along the ever popular Queslett Road East in Streetly, this well presented semi-detached family home offers generous and versatile accommodation, ideal for modern family living. The property combines comfortable living spaces with practical features throughout and enjoys a convenient location close to excellent schooling, transport links and Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises porch, reception hall, lounge, fitted breakfast kitchen, utility with guests wc, snug/day room, three bedrooms and a family bathroom, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the main Queslett Road on a service Road, the property has a multi-vehicle driveway and access is gained via a pvc double glazed multi-locking front door into:

**PORCH:** Pvc double glazed window to side, wood effect flooring, solid wood front door with obscure glazed inset opens into:

**RECEPTION HALL:** Stairs off, wood effect flooring, radiator, doors to:

**LOUNGE:** 18' max / 15'6" min x 10'3" Pvc double glazed bay window to front, wood effect flooring, radiator.

**FITTED KITCHEN:** 20'5" x 7'3" max / 6'6" min Pvc double glazed window to rear, pvc double glazed door to snug/day room, single drainer sink unit set into box edged work surfaces, there is a range of matching units fitted to both base and wall level including drawers, contemporary tiled splash backs, space for oven/cooker, gas hob with extractor over, pantry cupboard with obscure glazed window to side, wood effect flooring, dining area having space for table and chairs, radiator.

**SNUG/DAY ROOM:** 10'6" x 10'3" Versatile reception room with two pvc double glazed windows to rear, multi-locking door to side, wood effect flooring, radiator.

**UTILITY/SIDE LOBBY:** Obscure window to side, plumbing for washing machine and dryer, useful storage cupboard, wash hand basin, low level wc.

**STAIRS TO LANDING:** Double glazed window to side, doors to:

**BEDROOM ONE:** 14'5" max / 11'11" min x 10'7" Pvc double glazed bay window to front, wood effect flooring, radiator.

**BEDROOM TWO:** 11' x 10'5" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 12' x 9'3" Pvc double glazed bay window to front, radiator.

**FAMILY BATHROOM:** 9'7" x 7'4" Two obscure glazed windows to rear, matching suite comprising shower cubicle with sliding glazed doors, wash hand basin with vanity unit below, low level wc, tiled walls and flooring, chrome ladder style radiator.

**OUTSIDE:** Paved patio area leading to lawn with borders having a variety of shrubs, bushes and trees.








**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)

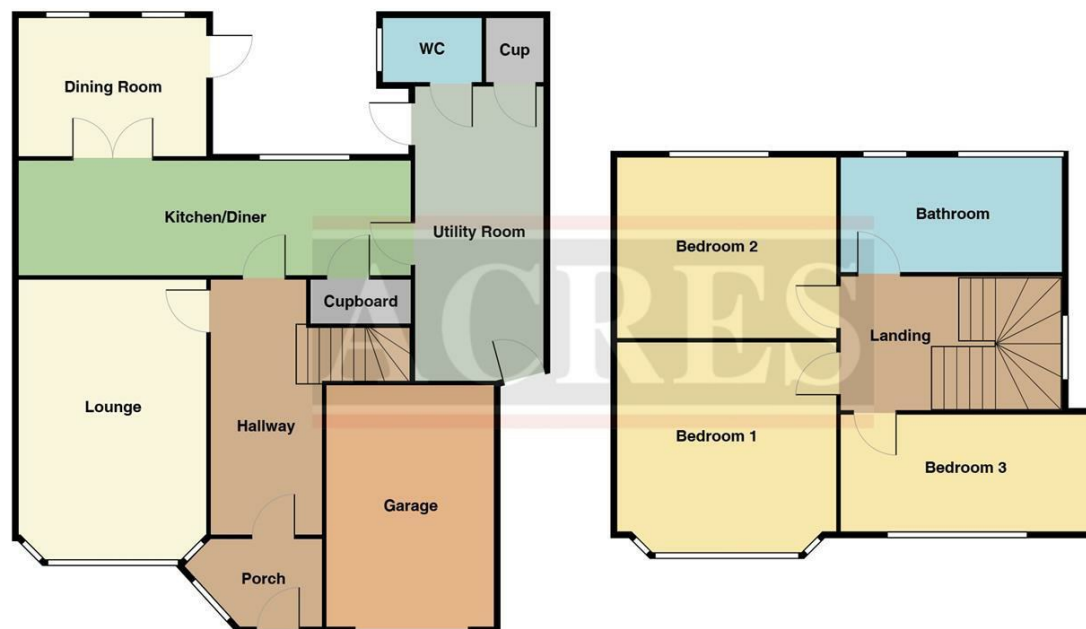
**COUNCIL TAX BAND :** D                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



**Queslett Road East, Sutton Vesey, Sutton Coldfield, B74 2ER**



**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.