

ACRES

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



- Semi-detached family home
- Situated on Bridle Lane in Streetly
- Spacious open-plan lounge/diner
- Separate sitting room overlooking the rear garden
- Breakfast kitchen
- Generous utility area accessed from the kitchen
- Three bedrooms
- Well-appointed family bathroom
- Side recessed garage
- Private rear garden



BRIDLE LANE, STREETLY, B74 3HF - OFFERS AROUND £325,000

This well-presented, semi-detached family home is situated on Bridle Lane in Streetly, offering spacious and versatile accommodation. The property features an open-plan lounge/diner, complemented by a separate sitting room overlooking the private rear garden. A breakfast kitchen leads through to a generous utility area, while upstairs there are three bedrooms and a well-appointed family bathroom. A recessed garage completes this appealing home, with viewing highly recommended to appreciate the accommodation on offer.

Set back from the roadway behind a multi-vehicle driveway with raised borders having shrubs and bushes, steps lead up to a pvc double glazed multi-locking front door into:

PORCH: Double glazed window to front, obscure glazed door opens to:

RECEPTION HALL: Stairs off, useful under stairs storage cupboard, large additional storage cupboard, glazed window to side, wood effect flooring, radiator, doors to:

LOUNGE/DINING AREA: 23' x 11' Double glazed window to front, coal effect feature fireplace with marble hearth and surround, contemporary mantle over, wood effect flooring, double glazed sliding doors to:

REAR SITTING ROOM: 11'10" x 9'10" Double glazed sliding doors to rear, radiator.

FITTED KITCHEN: 9'11" x 9'9" Open archway and glazed door to rear utility room, stainless steel sink drainer unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, space for cooker, space for fridge/freezer, space for breakfast table, wood effect flooring, radiator.

UTILITY ROOM: 12'5" x 8'2" Obscure glazed door to rear, obscure double glazed window to side, roof lantern, plumbing and spaces for washing machine, dryer, and fridge/freezer, stainless steel sink/drainage unit with wall and base unit, wood effect flooring, radiator.

STAIRS TO LANDING: Obscure double glazed window to side, doors to:

BEDROOM ONE: 12'2" x 10'11" Double glazed window to front, radiator, built-in wardrobes.

BEDROOM TWO: 11'2" x 10'5" Double glazed window to rear, radiator.

BEDROOM THREE: 8'11" x 7'5" Double glazed window to front, radiator.

BATHROOM: 7'2" x 5'5" Obscure double glazed window to rear, bath with shower over and folding glazed shower screen, low level wc, wash hand basin with vanity unit below, wood effect flooring, radiator.

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

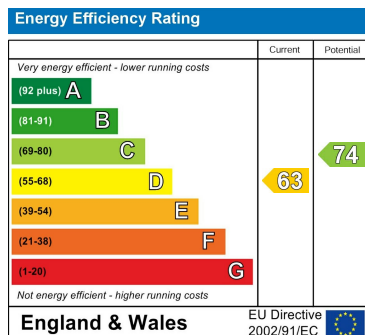
OUTSIDE: Paved patio area with borders to sides and rear having mature shrubs, bushes and trees, steps lead up to a shaped lawn, timber fencing.



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.

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.