

ACRES

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



- Two good sized bedrooms
- Bathroom
- Lounge/dining room
- Breakfast kitchen
- Veranda
- Garage
- No upward chain
- Scope for modernisation/alteration (STPP)
- Popular, sought after location



THE GLADE, STREETLY, B74 3NR - OFFERS AROUND £295,000

This deceptively spacious, detached bungalow, is set in a prime, well regarded, cul-de-sac location. Having scope and potential for improvement, renovation or alteration (subject to any necessary planning permissions/consents) the property has the added benefit of being sold with no upward chain. Briefly comprising reception hallway, lounge/dining room, breakfast kitchen, veranda, two good sized bedrooms and a bathroom. Externally there is off road parking for two cars, garage and mature rear garden. To fully appreciate the accommodation and location on offer, we highly recommend an internal inspection.

Set in a corner position, behind a multi-vehicle driveway with fore garden, there is side access to the rear garden and the property is entered via an obscure glazed door into

PORCH: Panelled walls, glazed front door opens:

RECEPTION HALL: Useful storage cupboard, radiator, sliding door to:

LOUNGE/DINING ROOM: 20'8" x 13'2" Pvc double glazed window to front, obscure glazed door to:

VERANDA: 18'1" x 7'7" Scope for further conversion/alteration (subject to necessary permissions/consents), door to garage.

KITCHEN: 13' x 9'2" max / 8'5" min Pvc double glazed window to rear, fitted units to both base and wall level including drawers, stainless steel sink/drainage unit, space for fridge/freezer and cooker, tiled walls and floor, storage cupboard housing central heating boiler, radiator, obscure glazed door to side.

INNER HALLWAY: Loft access, doors to:

BEDROOM ONE: 13'9" x 11'7" Secondary glazed window to side, double glazed window to rear, three double and one single built-in wardrobes, radiator.

BEDROOM TWO: 11'6" x 9'8" Pvc double glazed window to rear, radiator.

BATHROOM: 8'4" max / 7'2" min x 5'4" Obscure double glazed window to side, suite comprising bath with tiled walls, wash hand basin, low level wc, bidet, radiator.

GARAGE: 16'4" x 8'3" Up and over garage door to front (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Mature, private rear garden having lawn, shrubs and bushes.



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)

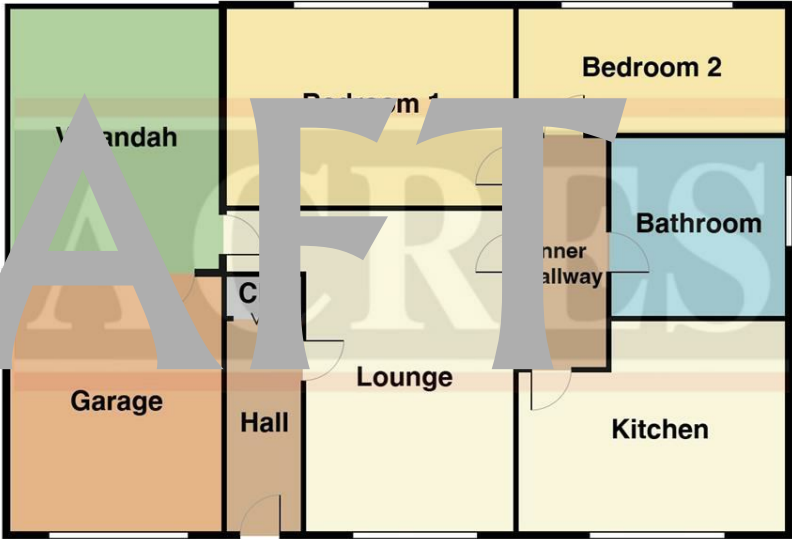
COUNCIL TAX BAND : E COUNCIL: Walsall

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



The Glade, Streetly, B74 3NR



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.

