

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three double bedrooms
- Well appointed white bathroom
- Imposing, enlarged, comprehensively fitted breakfast kitchen
- Attractive lounge
- Separate dining room
- Guests wc & side garage
- Delightful rear garden with summerhouse
- Set in a central, convenient location
- Close to Sutton Park
- Overlooking fields to fore



QUESLETT ROAD EAST, STREETLY, B74 2AH - OFFERS AROUND £430,000

This traditional, extended semi-detached family home is ideally positioned in a sought after central location, offering excellent road and transport links together with the superb benefit of being situated just a few hundred metres from the beautiful open spaces of Sutton Park, renowned for its natural beauty, scenic walkways and outdoor leisure facilities. Complemented by schooling within the surrounding area, the property offers thoughtfully enlarged accommodation and benefits from gas central heating and PVC double glazing (both where specified). The accommodation is entered via a welcoming reception hall with guest cloakroom/WC off, a delightful lounge together with a separate dining room. The heart of the property is its extended comprehensively fitted breakfast kitchen incorporating a range of integrated appliances. To the first floor there are three bedrooms together with a well appointed family bathroom. Externally the property additionally benefits from a single car garage and a mature, well-stocked rear garden incorporating a summer house/garden room. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

Set back from the roadway behind a twin-car block paved driveway, the property is entered via a recessed porch, cottage-style front door with double glazed inset opening to:

RECEPTION HALL: Obscure PVC double glazed window to fore, radiator, parquet oak block flooring.

GUEST CLOAKROOM/WC: Matching white suite comprising low flushing WC, vanity wash hand basin with base unit beneath, radiator, tiling to walls and floor.

ATTRACTIVE LOUNGE: 15'1 max / 13' min x 11' max / 9'7 min. PVC double glazed bay window to fore, coal effect living flame gas fire set into a pewter arched surround having granite hearth and timber mantel, double radiator, parquet oak block flooring.

DINING ROOM: 13'3 max / 10'6 min x 11' max / 9'9 min. PVC double glazed half bay window to rear, double radiator, coal effect living flame stove-style fire set into a recess having twin side storage base units and drawers together with fitted shelving.

SPACIOUS EXTENDED FITTED BREAKFAST KITCHEN: 19'1 x 15'9. PVC double glazed windows to side and rear together with double glazed bi-fold doors to garden, one and a half bowl enamel sink unit set into sweeping timber work surfaces with upstands, there are a comprehensive range of fitted units to both base and wall level including drawers, coordinating central island unit with further base units and wooden top additionally providing two space breakfast bar, range-style cooker having gas hob and twin ovens, integrated dishwasher, fridge and freezer, washing machine and dryer, space for dining table or sofa, double radiator, two double glazed Velux windows to rear, PVC double glazed door to side.

STAIRS TO LANDING: PVC double glazed window to side set into display recess.

BEDROOM 1: 16'1 max / 13' min x 9' minimum to wardrobes. PVC double glazed bay window to rear, two double and two single fitted wardrobes, radiator.

BEDROOM 2: 14'1 max / 7'6 min x 13'. PVC double glazed window to front, radiator.

BEDROOM 3: 11' max / 9' min x 10'5. PVC double glazed window to rear, tall contemporary radiator.

FAMILY BATHROOM: PVC double glazed obscure windows to rear, matching white suite comprising P-shaped bath having shower over with glazed splash screen, vanity wash hand basin set into a range of fitted base units including drawers and cupboards, low flushing WC, tall contemporary radiator, tiling to walls.

GARAGE: 16'4 x 7'9.

DOWNSTAIRS WC: PVC double glazed window and door to side.

OUTSIDE: Patio area leading to a lawned garden flanked by borders having mature shrubs and bushes.

REAR SUMMER HOUSE: 9' x 9'. Windows to side, double doors opening to a timber decking area.



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) A		
(81-91) B		
(69-80) C	72	77
(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



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.

