

ACRES

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- Superbly positioned semi-detached family home
- Situated on the highly regarded Donegal Road, Streetly
- Three good sized bedrooms
- Well appointed family bathroom
- Welcoming lounge, separate dining room & additional sitting room
- Conservatory providing a pleasant additional reception space
- Extended utility space & guests WC
- Well maintained rear garden, providing an attractive private outdoor space
- Good location for sought after schools & transport links
- No upward chain



DONEGAL ROAD, STREETLY, B74 2AB - GUIDE PRICE £400,000

A superbly positioned, semi-detached family home, on Donegal Road in the highly sought after area of Streetly. Offering generously proportioned and versatile accommodation throughout, the property provides three good sized bedrooms, a well appointed family bathroom and an excellent selection of reception spaces, including a welcoming lounge, separate dining room, conservatory and further sitting room. Further complemented by an extended utility space, ground floor WC and well maintained rear garden, this appealing family home is ideally placed for sought after local schools, excellent transport links and everyday amenities. Offered for sale with no upward chain, early viewing is highly recommended.

Set back from the roadway behind multi vehicle driveway access to the property is gained by:

ENTRANCE PORCH: Pvc double glazed double doors with wood effect flooring opening to:

ENTRANCE HALL: Obscured double glazed door with stairs off radiator and doors opening into:

LOUNGE 11' (max) x 9'10" (min) x 15'05": Pvc double glazed windows to front, with shutter blinds, having coal effect feature fireplace with marble surround, radiator and double doors opening to:

DINING ROOM 11' X 10'04" : Pvc double glazed French doors opening into conservatory, radiator, versatile family room could be opened into kitchen/diner subject to planning permission consent

KITCHEN 13'11 x 7'10": Pvc double glazed windows to rear with one and a half stainless steel sink and drainer unit inset into roll edge work surfaces having tiled splash back with cupboard fitted to both base and wall and a variety of drawers with space for cooker, fridge freezer, wood effect flooring with doors opening to:

GARAGE/UTILITY 8'08" (max) 4'11 (min) x 17'08 (max) x 10'08" (min): Pvc double glazed windows to front with Pvc double glazed door to rear having tiled flooring, large storage cupboard with obscure closed window to rear. This versatile room can be used as utility or storage and has scope for further development subject to planning permission and consent

SITTING ROOM 14'11 X 7'06": Formally used as garage this conversion has a pvc double glazed window to front with shutter blinds, wood effect flooring and radiator and is an ideal family room with multiple options such as home office, playroom or day room.

WC: Obscured Pvc double glazed window to side with low level W/C,, wash hand basin wood effect flooring and chrome ladder effect radiator

CONSERVATORY 14'04" X 8'01: French door to side Pvc double glazed with self cleaning roof, stairs to landing obscured double glazed window to side with space for display unit

BEDROOM ONE 15'11" x 9'04": Pvc double glazed bay window to front with shutter blinds, three double built in wardrobes, one single wardrobe, radiator

BEDROOM TWO 11'02 X 8' 10": Pvc double glazed window to rear with three double built in wardrobes, radiator

BEDROOM THREE 9' x 10': Pvc double glazed window to front, shutter blinds, radiator, large storage cupboard

FAMILY BATHROOM 7'11" x 6'11": Two obscured double glazed window to rear with corner walk in shower, corner bath, wash hand basin with vanity unit below, low flushing W/C, tiled flooring, tiled walls and Radiator

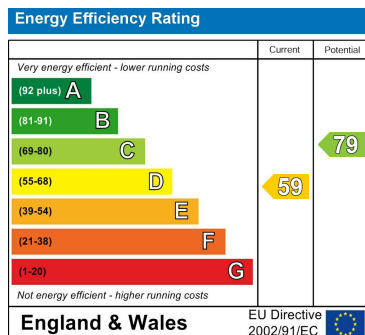
GARDEN: Having a paved patio area with central walkway and lawns with decorative entertainment space to rear



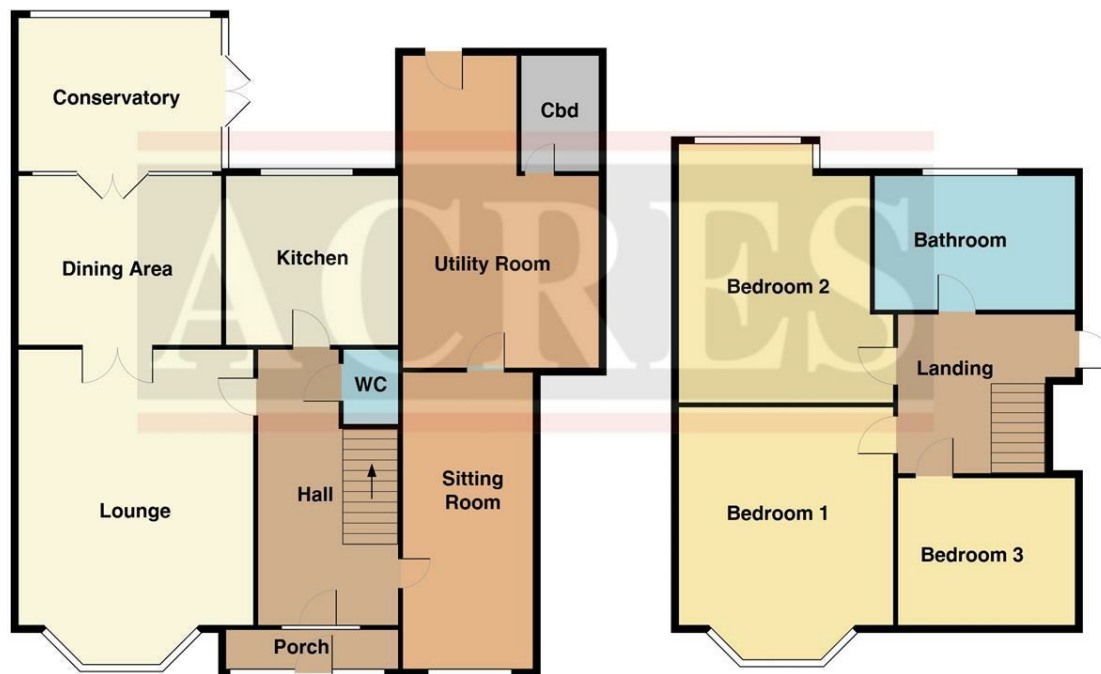
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

VIEWING: Highly recommended via Acres on 0121 323 3088



Donegal Road, Sutton Coldfield



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.