

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Detached family home
- Four good sized bedrooms two having built-in wardrobes
- Bathroom with a white suite
- Spacious lounge
- Separate dining area with log burner
- Fitted kitchen
- Guests cloakroom/wc
- Garage
- Mature rear garden
- Sought after cul-de-sac location



TINTERN CLOSE, STREETLY, B74 2EL - OFFERS AROUND £475,000

This spacious, well presented, detached family home is set in an attractive, tree lined, quiet cul-de-sac in Streetly. The property has access to good road and bus links and is just a short stroll from Sutton Park, together with well regarded schooling for all ages. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises; enclosed porch, guests cloakroom/wc, spacious lounge, dining area with feature log burner and a fitted kitchen. To the first floor there are four good sized bedrooms, two of which have built-in wardrobes and a family bathroom. Externally the property has a landscaped rear garden, off road parking and garage. To fully appreciate this property's potential and proportions, we highly recommend an internal inspection.

Set back from the roadway behind a driveway with an abundance of shrubs and bushes, the property is accessed via a canopy porch leading to:

FULLY ENCLOSED PORCH: Pvc double glazed obscure windows and door to front, radiator, door to:

SPACIOUS LOUNGE: 18' x 12' max / 11'4" x 9'11" min Pvc double glazed window to front, two radiators, parquet flooring, coving to ceiling, living flame coal effect fire with brick surround and tiled hearth, opens to:

DINING AREA: 14'11" x 12'5" Pvc double glazed windows and door to rear, log burning stove, radiator, parquet flooring, coving to ceiling and stairs off.

FITTED KITCHEN: 11'8" x 8' Pvc double glazed window to rear and pvc double glazed obscure door to garden, one and a half bowl sink and drainer unit set into roll top work surfaces, there is a range of wood effect wall, base and drawer units, built-in fridge/freezer, built-in oven and grill, electric hob, space for dishwasher, tiled splash backs.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, wall mounted wash hand basin, low level wc, radiator.

STAIRS TO LANDING: Coving to ceiling, doors radiate off to:

BEDROOM ONE: 12' x 11'4" Pvc double glazed window to front, radiator, coving to ceiling, built-in full width wardrobes and dressing area.

BEDROOM TWO: 11'11" x 9'3" Pvc double glazed window to rear, radiator, coving to ceiling, built-in wardrobe/storage cupboard.

BEDROOM THREE 14'10" x 8' (some restricted head height) Pvc double glazed window to front, radiator, coving to ceiling.

BEDROOM FOUR: 14'11" x 7'6" (some restricted head height) Pvc double glazed window to rear, radiator.

BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath with shower over, renewed walk-in shower with glazed splash screen, pedestal sink, low level wc, chrome ladder style radiator, tiled splash backs, useful linen/storage cupboard.

GARAGE: 17'2" x 8'9" Electrically operated door, space for washing machine and dryer, pvc double glazed window and door to side, storage space with shelving (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Fully landscaped having patio area leading to lawned area with an array of shrubs and bushes, greenhouse and a shed with pvc double glazed window to front with power and lighting (could be utilised as office space), space for log stores, outside tap.

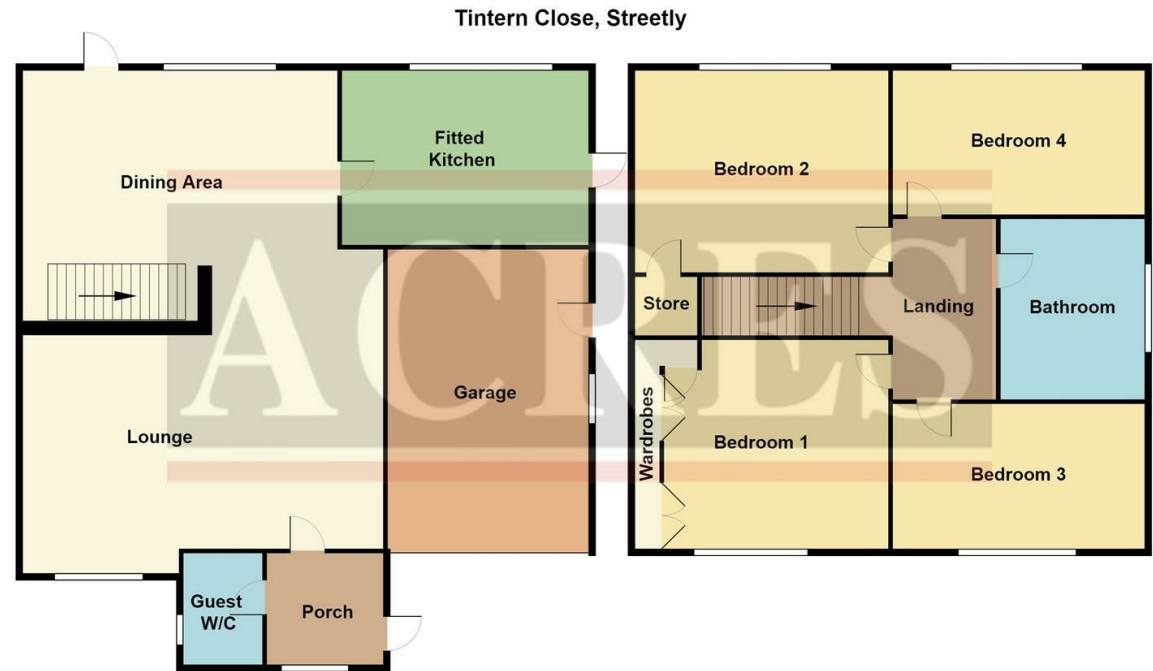


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	69	
(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.