

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Semi-detached family home
- Three bedrooms
- Family bathroom
- Through lounge/dining area
- Rear garden room
- Fitted kitchen
- Utility room & guests wc
- Side recessed garage
- Rear garden
- No upward chain



HUNDRED ACRE ROAD, STREETLY, B74 2LA - £335,000

This well-presented and extended spacious semi-detached family home is set in a convenient location, served by schooling for all age groups. Local bus services are readily available, together with shopping facilities upon Chester Road and excellent road links. Complemented by gas central heating and PVC double glazing (both where specified), the property offers well-presented and spacious family accommodation, of which to fully appreciate, an internal inspection is highly recommended. The property offers a spacious through lounge / dining room and additionally benefits from a versatile garden/playroom, fitted kitchen, utility room and ground floor guest cloakroom/WC, together with a side recessed garage. To the first floor there are three bedrooms, two having fitted wardrobes, together with a family bathroom provided with a white suite. Externally, there is a low-maintenance rear garden.

Set back from the roadway behind a multi-vehicular block-paved driveway, access is gained to the property via a PVC double-glazed door opening to:

ENCLOSED PORCH: PVC double-glazed windows to front and side, part obscure PVC double-glazed door opening to:

RECEPTION HALL: PVC double-glazed window to side, double radiator, further double-glazed window, feature wood-style flooring.

SPACIOUS THROUGH LOUNGE/DINING ROOM: 23' max / 11'10" min x 11' max / 9'4" min PVC double-glazed bow window to fore, two double radiators, coal effect living flame gas fire set upon a granite hearth having matching recess, fireplace surround, feature wood-style flooring.

GARDEN/PLAYROOM: 9' x 8'4" PVC double-glazed windows and central PVC double-glazed French doors opening to rear, double radiator.

FITTED KITCHEN: 10' x 9'8" PVC double-glazed window and door to rear, one and a half bowl sink unit set into rolled edge work surfaces having matching upstands, there are a range of fitted units to both base and wall level including drawers, recesses for appliances, wood laminate flooring.

UTILITY ROOM: 8'7" x 6'10" PVC double-glazed window and door to rear, fitted wall and base units having rolled edge work surfaces, recesses for washing machine and dryer, double radiator.

GUEST CLOAKROOM/WC: PVC double-glazed window to side, matching white suite comprising low flushing WC, radiator, wood laminate flooring.

STAIRS TO LANDING: PVC double-glazed window to side, double radiator, wood laminate flooring.

BEDROOM ONE: 10'9" max / 8'9" min plus door recess x 11'1" PVC double-glazed window to rear, double and single fitted wardrobes, double radiator.

BEDROOM TWO: 12' max / 10'2" min x 11'1" PVC double-glazed window to rear, double radiator, double and single fitted wardrobes, further built-in cupboard having internal shelving.

BEDROOM THREE: 8'10" x 7'6" PVC double-glazed window to fore, double radiator.

FAMILY BATHROOM: PVC double-glazed obscure window to rear, matching white suite comprising bath having shower over with glazed splash screen and full height tiled splash backs, vanity wash hand basin with base unit beneath, low flushing WC, full height wall radiator, tiled splash backs, side recess storage/airing cupboard.

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

OUTSIDE: A paved patio area leads through to a lawned rear garden, with timber fencing providing a degree of privacy and enclosure.



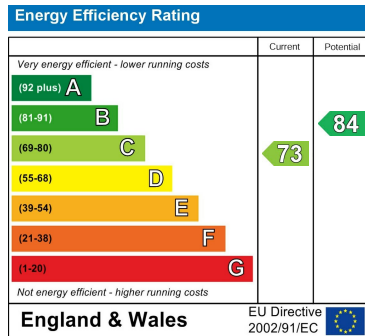
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TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C 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.