

ACRES

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

- Three bedrooms
- Well appointed shower room
- Through lounge/dining room
- Fitted kitchen
- Guests wc
- Garage
- Mature rear garden
- No upward chain
- Set in a sought after location



CHERRYWOOD ROAD, STREETLY, B74 3RT - OFFERS AROUND £350,000

This well presented, much improved, semi-detached family home, is set in a prime, central and sought after location, close to well regarded schooling for all ages. Having local bus links close by, there are shops available on Blackwood Road and Chester Road. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises reception hall, guests cloakroom/wc, through lounge dining room, fitted kitchen, three bedrooms and a well appointed shower room. Externally there is a side garage and a mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway and fore garden, the property is accessed via a pvc double glazed door into:

PORCH: Pvc double glazed windows to front, tiled flooring, obscure glazed composite multi-locking front door opens to:

RECEPTION HALL: Tiled flooring, useful under stairs storage cupboard, radiator, stairs off, doors to:

GUESTS WC: Low level wc, wash hand basin with vanity unit below, tiled walls and flooring, chrome ladder style radiator.

DINING ROOM: 14'7" max / 11'11" min x 11'5" max / 10'2" min Pvc double glazed bay window to front, wood effect flooring, glazed double doors open to:

LOUNGE: 15'2" x 11'5" max / 10'2" min Pvc double glazed windows and French doors to rear, gas coal effect feature fireplace with marble hearth and surround, contemporary mantle over, wood effect flooring, radiator.

FITTED KITCHEN: 11'6" x 8'3" max / 7'7" min Glazed door into kitchen, pvc double glazed window to rear, obscure glazed door to side, stainless steel sink/drain unit set into rolled edge work surfaces, complementary tiled splash backs, matching units fitted to both base and wall level including drawers, alcove for fridge/freezer, inset oven and grill, four ring gas hob with extractor canopy over, plumbing and space for washing machine, tiled flooring, radiator.

STAIRS TO LANDING: Obscure pvc double glazed window to side, doors to:

BEDROOM ONE: 12'7" x 11'4" max / 10'3" min Pvc double glazed window to front, radiator.

BEDROOM TWO: 11'11" x 11'4" max / 10'2" min Pvc double glazed window to rear, radiator.

BEDROOM THREE: 8'3" x 7'8" Pvc double glazed window to front, radiator.

SHOWER ROOM: 8'5" x 7'7" Obscure pvc double glazed window to rear, white suite comprising double shower cubicle with glazed shower screen, tiled splash backs, low level wc, wash hand basin, wall mounted storage cupboard, part tiled walls wood effect flooring, radiator.

GARAGE: 16'9" x 8'7" Electric rolling garage door, obscure pvc double glazed door to rear, shelving to wall (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area leading to lawn, shielded by a variety of mature shrubs and bushes, to the rear of the garden is a second area having timber shed and additional patio for seating.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

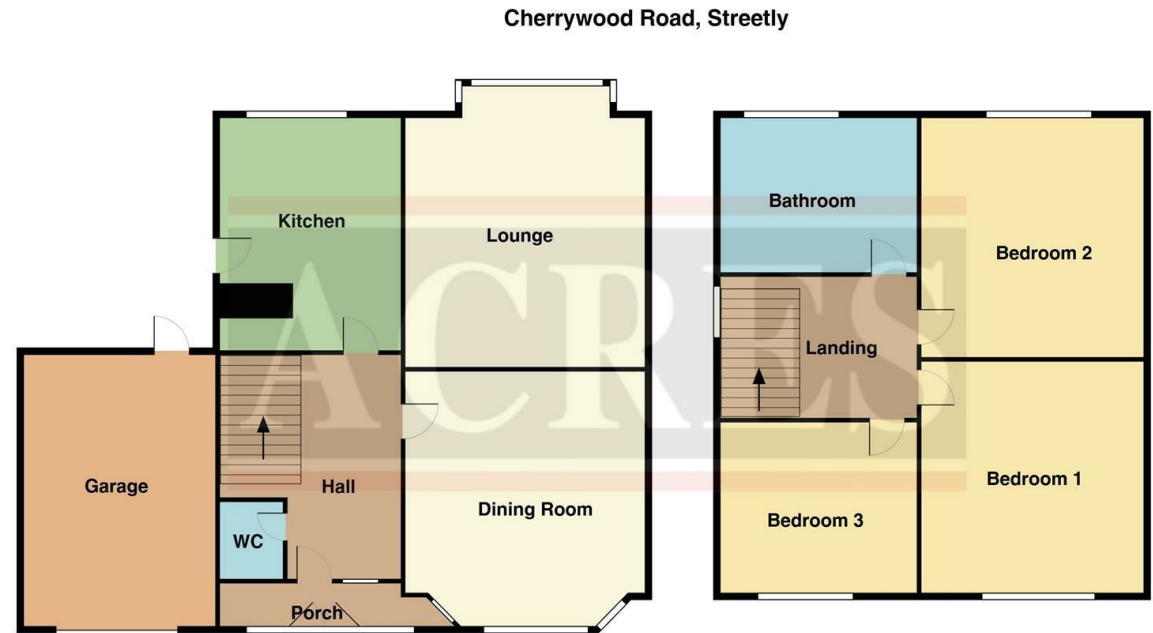


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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.