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
- Lounge with feature fireplace
- Separate dining/sitting room
- Open plan kitchen combining family area
- Utility & guests wc
- Garage & gated driveway
- Mature, south easterly rear garden with superb pergola/seating area
- Great potential for further extension/alteration, subject to planning permission/consents





CHESTER ROAD, STREETLY, B74 2HP - OFFERS OVER £500,000

This well presented, traditional style, semi-detached family home, is set in a popular, sought after location in Streetly. Having the potential for further extensions/alteration, subject to the necessary planning permissions/consent and being just a short stroll from local shops and transport links, the property benefits from having well regarded schooling close by for all ages. The property is also well placed for Sutton Park, with all it's natural beauty. Briefly comprising porch, reception hall, lounge with fireplace, separate dining/sitting room, open plan breakfast kitchen with family area, utility room and guests wc. To the first floor there are three bedrooms and a family bathroom. Externally there is a gated driveway, garage and mature south easterly rear garden with pergola/seating area having power, lighting and wi-fi connection.

Set back from the roadway behind a variety of shrubs, bushes and trees, having a multi-vehicle driveway, there is an Electric Vehicle (EV) charging point, access to the property is gained via a pvc double glazed door to front opening to:

PORCH: Pvc double glazed windows to front and side, feature tiled flooring, solid front door with obscure double glazed inset opens to:

RECEPTION HALL: Obscure pvc double glazed window to front, two large useful storage cupboards, one having porthole window to front, stairs off, panelling to walls, tiled floor, radiator with cover, doors off to:

DINING/SITTING ROOM: 14'7" x 11'10" max / 10'7" min Pvc double glazed bay window to front, radiator, double doors with glazed insets open to:

LOUNGE: 14'5" x 11'9" max / 10'7" min Pvc double glazed window and French doors to rear, coal effect feature fireplace with marble hearth and surround, useful storage cupboard, two radiators.

OPEN PLAN KITCHEN/FAMILY AREA: 22'1" max / 12'10" min x 13'5" max / 8'5" min Pvc double glazed French doors to rear, roof lantern, stainless steel sink/drainer unit with boiling/cold filtered water tap, set into work surfaces, feature tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, central island with additional storage and breakfast bar, inset Hotpoint oven, grill and microwave, five ring gas hob with extractor canopy over, integrated fridge/freezer and dishwasher, storage area with additional fitted units and drawers, seating/dining area, tiled flooring, cylinder radiator, two vertical radiators.

INNER LOBBY: Stained glass door, pantry style cupboard, doors to utility and wc.

GUESTS WC: Feature tiled floor, tiled walls, low level wc, wash hand basin, chrome ladder style radiator.

UTILITY ROOM: 17'2" max / 16'5" min x 7'7" Pvc double glazed door to rear, pvc double glazed obscure window to side, plumbing and space for washing machine, space for tumbler dryer, stainless steel sink/drainer unit set into work surface, space for American style fridge/freezer, fitted base units, tiled flooring, radiator.

STAIRS TO LANDING: Double glazed window to side, doors to:

BEDROOM ONE: 14'5" x 9'10" Pvc double glazed bay window to front, four double built-in wardrobes, radiator.

BEDROOM TWO: 14'6" x 11'10" max / 10'7" min Pvc double glazed box window to front, radiator.

BEDROOM THREE: 9'2" x 8'1" Pvc double glazed window to front, three double wardrobes, radiator.

FAMILY BATHROOM: 9' x 7'11" Obscure pvc double glazed window to rear, matching suite comprising bath with shower over, double walk-in shower with glazed shower screen, built-n shelving and twin shower sprays, wash hand basin with vanity unit below, low level wc, tiled walls and flooring, chrome ladder style radiator.

GARAGE: 17'3" x 12'9" max / 11'7" min Up and over garage door (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Landscaped rear garden, being of an approximate south easterly elevation, pergola and seating area with power, lighting and wi-fi, Egyptian tiled floor, waterproof felt roof with it's own soakaway, perfect for entertaining and dining, lawn and borders with a variety of shrubs and bushes.





















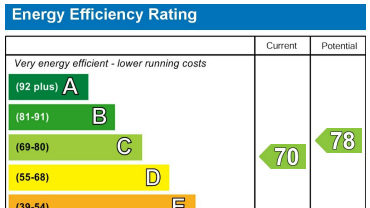
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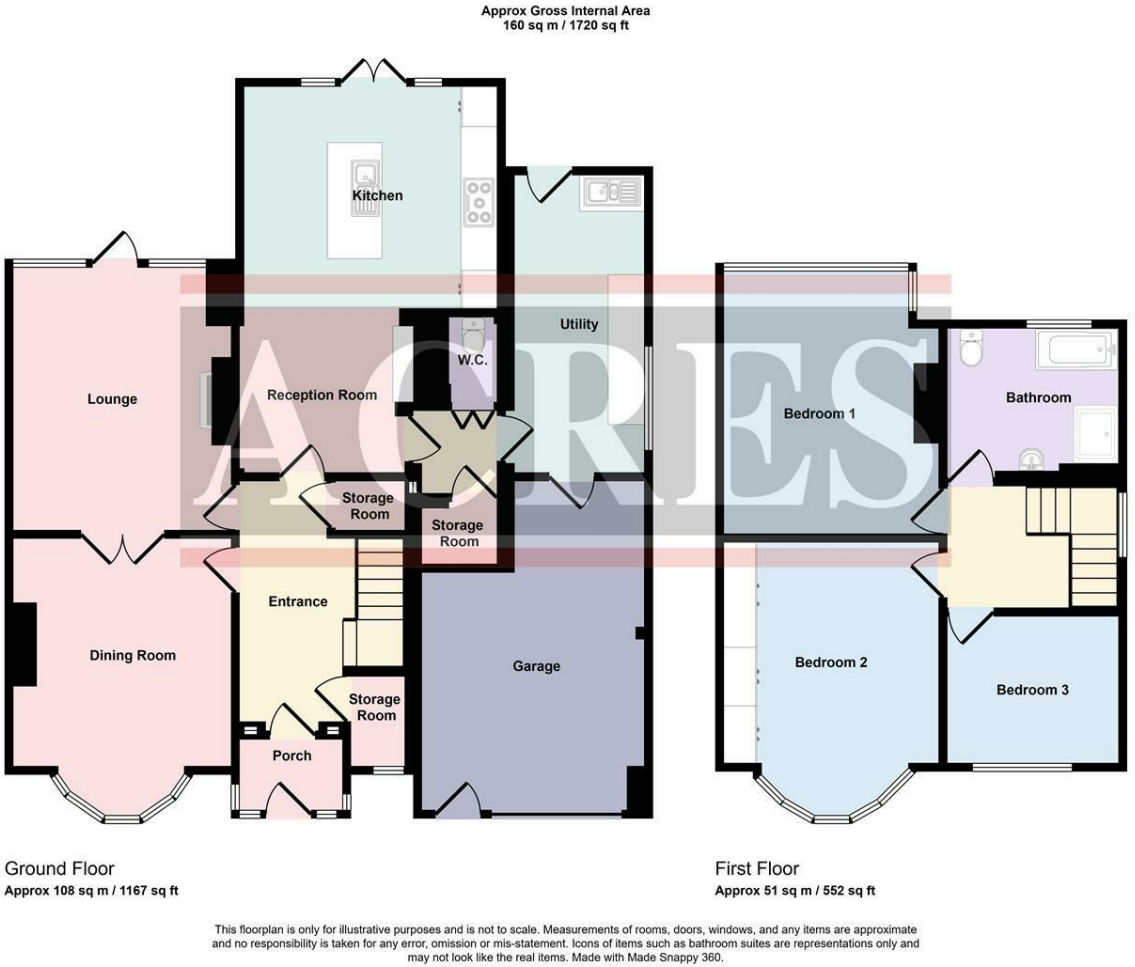
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088







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.