ACRES

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



- Detached family home
- Four generous double bedrooms
- Principal bedroom with en-suite & built-in wardrobes
- Well appointed family bathroom
- Lounge & separate dining room
- Breakfast kitchen & utility
- Guests WC
- Garage
- Desirable cul-de-sac location
- No upward chain & close to amenities, transport links and schools





THE RANGE, STREETLY, B74 2BE - OFFERS OVER £475,000

A superb detached family home, set within a desirable cul-de-sac in Streetly and offered with no upward chain. The property offers well proportioned accommodation ideal for family living, comprising a welcoming lounge, separate dining room, breakfast kitchen, utility and guests WC. To the first floor are four generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes and en-suite, together with a well appointed family bathroom. Externally, the property benefits from a garage and enjoys a convenient location close to local amenities, transport links and well-regarded schools.

Set in a pleasant location, having multi-vehicle driveway with fore garden, access to the property is gained via an obscure double glazed front door into:

RECEPTION HALL: Wood effect flooring, stairs off, doors to:

LOUNGE: 14'7" x 9'5" Pvc double glazed window to front, wood effect flooring, useful storage cupboard, radiator, double doors to:

DINING ROOM: 9'7" x 8'8" Pvc double glazed French doors to rear, wood effect flooring, radiator, archway to:

FITTED KITCHEN: 13'2" x 7'8" Pvc double glazed window to rear, one and a half bowl sink/drainer unit set into rolled edge work surfaces with splash backs, there is a range of fitted units to both base and wall level including drawers, integrated appliances inset oven/grill, four ring gas hob with extractor canopy over, space for American style fridge/freezer, tiled flooring, radiator, door to:

UTILITY ROOM: Pvc double glazed window to rear, stainless steel sink/drainer unit set into rolled edge work surfaces, obscure glazed door to side, plumbing and space for washing machine and dryer, tiled flooring, door to:

GUEST WC: Obscure pvc double glazed window to side, low level wc, wash hand basin, tiled floor, radiator.

STAIRS TO LANDING: Doors to:

BEDROOM ONE: 12'1" max / 11" min x 10'2" Pvc double glazed window to front, double built-in wardrobe, radiator, door to:

EN-SUITE: Obscure pvc double glazed window to side, white suite comprising double shower unit, tiled splash backs and folding glazed shower screen, low level wc, wash hand basin, part tiled walls, radiator.

BEDROOM TWO: 12'1" x 8'8" Pvc double glazed window to front, built-in storage cupboard/wardrobe, display unit/shelving and drawers, radiator.

BEDROOM THREE: 10'2" x 7'4" Pvc double glazed window to rear, one double and one single built-in wardrobes, radiator.

BEDROOM FOUR: 9'10" max / 6'7" min x 8'8" Pvc double glazed window to rear, built-in desk and storage, radiator.

BATHROOM: 6'8" x 6'5" Obscure pvc double glazed window to rear, bath with shower over, part tiled walls, low level wc, wash hand basin, tiled flooring.

GARAGE: 17'4" x 8'4" Up and over garage door, obscure double glazed door to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with lawn, having borders with mature shrubs and bushes.





















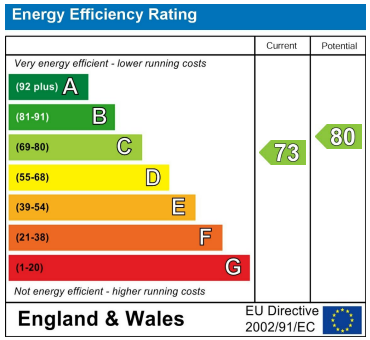
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The Property Ombudsman

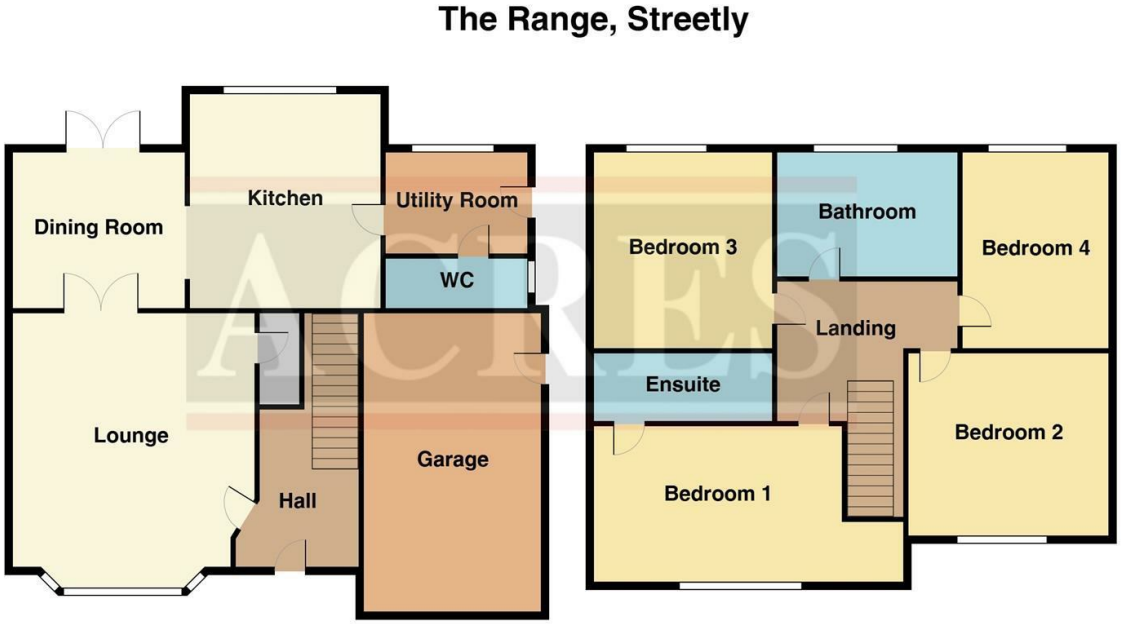
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088







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.