

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three bedrooms
- Shower room & separate wc
- Lounge
- Dining room
- Conservatory
- Fitted kitchen
- Utility & garage
- Generous rear garden
- Sought after location
- Close to well regarded schooling



FRANKBURN ROAD, STREETLY, B74 3QH - OFFERS OVER £400,000

This well presented, semi-detached family home, is set in a sought after location, close to well regarded schooling for all ages and public transport links. Having local shops close by on Chester Road, the property also benefits from being a short distance from Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises reception hall, lounge, dining room, conservatory, fitted kitchen, utility, three bedrooms, shower room and separate wc. Externally there is a garage and a generous mature rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle paved driveway with EV (electric vehicle) charging point and fore garden with a variety of shrubs and bushes, access to the property is gained via canopy porch with multi-locking stained glass front door:

RECEPTION HALL: Obscure stained glass double glazed windows to front, stairs off, useful under stairs storage cupboard, radiator, wood effect flooring, doors to:

LOUNGE: 14'1" max / 12' min x 10'11" Pvc double glazed bay window to front, wood effect flooring, radiator.

DINING ROOM: 8'1" x 7'6" Useful storage cupboard, space for dining table and chairs, wood effect flooring, door to utility, archway to:

CONSERVATORY: 11'1" x 9'1" Pvc double glazed windows and door, wood effect flooring, radiator.

FITTED KITCHEN: 12'10" x 10'11" Pvc double glazed window and door to rear, one and a half bowl sink/drain unit set into box edged work surfaces, matching splash backs, there is a range of fitted units to both base and wall level including drawers, integrated appliances including fridge and dishwasher, space for Range style cooker, central island with breakfast bar having space for four/five stools, wood effect flooring, radiator.

UTILITY: Pvc double glazed window and door to rear, wood effect flooring, door to garage.

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

BEDROOM ONE: 14'7" max / 12'6" min x 10'3" max / 9'1" min Pvc double glazed bay window to front, wood effect flooring, radiator.

BEDROOM TWO: 12'2" x 10'11" max / 9'9" min Pvc double glazed window to rear, wood effect flooring, radiator.

BEDROOM THREE: 9' max / 6'7" min x 6'6" Pvc double glazed window to front, wood effect flooring, radiator.

SHOWER ROOM: 7'5" x 6'5" Obscure pvc double glazed window to rear, suite comprising corner enclosed double shower cubicle with glazed sliding doors and marble effect splash backs, wash hand basin with storage cupboards under and to the side, chrome ladder style radiator.

SEPARATE WC: Obscure pvc double glazed window to side, low level wc.

GARAGE: 16' x 7' Double opening garage door, plumbing and space for washing machine and dryer fitted wall and base units. (Please check the suitability of this garage for any vehicle)

OUTSIDE: Generous rear garden with central stone base for outdoor dining, the garden offers an additional paved patio area with lawn and flower/shrub borders, mature fruit trees.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

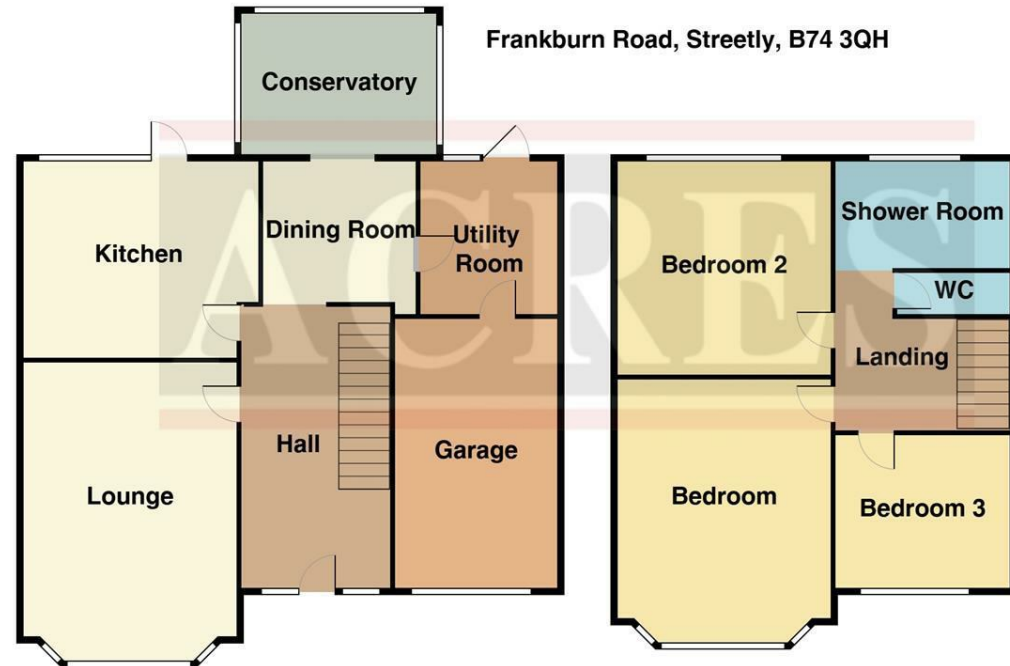


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **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		76
(55-68) D	67	
(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.