

# 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
- ♦ Large conservatory
- ♦ Fitted kitchen
- ♦ Utility room
- ♦ Garage
- ♦ Generous, private rear garden



***260 CHESTER ROAD, STREETLY, B74 3NB - OFFERS AROUND £460,000***



Being well positioned, set back from the main road, this spacious, semi-detached family home is located within a short distance of well regarded schooling and public transport links. There is a variety of local shopping facilities also located nearby, along with access to Sutton Park with all its natural beauty. Complemented by gas central heating and pvc double glazing (both where specified), this deceptively spacious family home briefly comprises porch, entrance hallway, lounge, dining room, conservatory, fitted kitchen and utility area. To the first floor there are three bedrooms, a well appointed family bathroom and separate wc, externally there is a generous rear garden and single car garage. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set well back from the roadway behind a block paved, multi-vehicular driveway with a variety of shrubs and bushes, access is gained to the accommodation via:

**RECEPTION HALLWAY:** 11'5" x 7'3" Multi-locking pvc obscure double glazed front door, obscure double glazed window to front, radiator.

**LOUNGE:** 14'1" x 10'6" Pvc double glazed door to conservatory, feature fireplace with gas fire, marble hearth and contemporary surround, radiator

**DINING ROOM:** 13'11" x 10'5" Pvc double glazed bay window to front, radiator.

**CONSERVATORY:** 15'11" x 9'9" Pvc double glazed conservatory with French doors to side, tiled floor, ceiling fan

**FITTED KITCHEN:** 9'6" x 8' Pvc double glazed window to rear, single drainer sink unit fitted into rolled edge work surfaces with a variety of fitted units to wall and base level, tiled splash backs, fitted cooker and hob, extractor canopy above, space for fridge, integrated dishwasher, pantry cupboard, obscure glazed door to utility.

**UTILITY:** 10' x 6'2" Pvc double glazed window to rear, obscure pvc double glazed window to side, plumbing for washing machine, space for tumble dryer, fitted base units, space for fridge/freezer.

**STAIRS TO LANDING:** Obscure pvc double glazed window to side.

**BEDROOM ONE:** 15'6" x 10'6" Pvc double glazed bay window to front, space for a range of wardrobes, radiator.

**BEDROOM TWO:** 12'9" x 10'6" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 8'1" x 7'2" Pvc double glazed window to front, radiator.

**SHOWER ROOM:** 6'11" x 6'9" Obscure pvc double glazed window to rear, matching white suite comprising double shower cubicle with glazed splash screen, tiled walls, wash hand basin, vanity unit with cupboards beneath and to sides, fitted corner mirrored storage unit, ladder style radiator.

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

**GARAGE:** 16'8" x 7'4" Double garage door to front, built-in shelving **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved patio area for seating, two former coal sheds, steps leading to a further paved area to two separate lawned areas, having a variety of mature shrubs, bushes and trees.







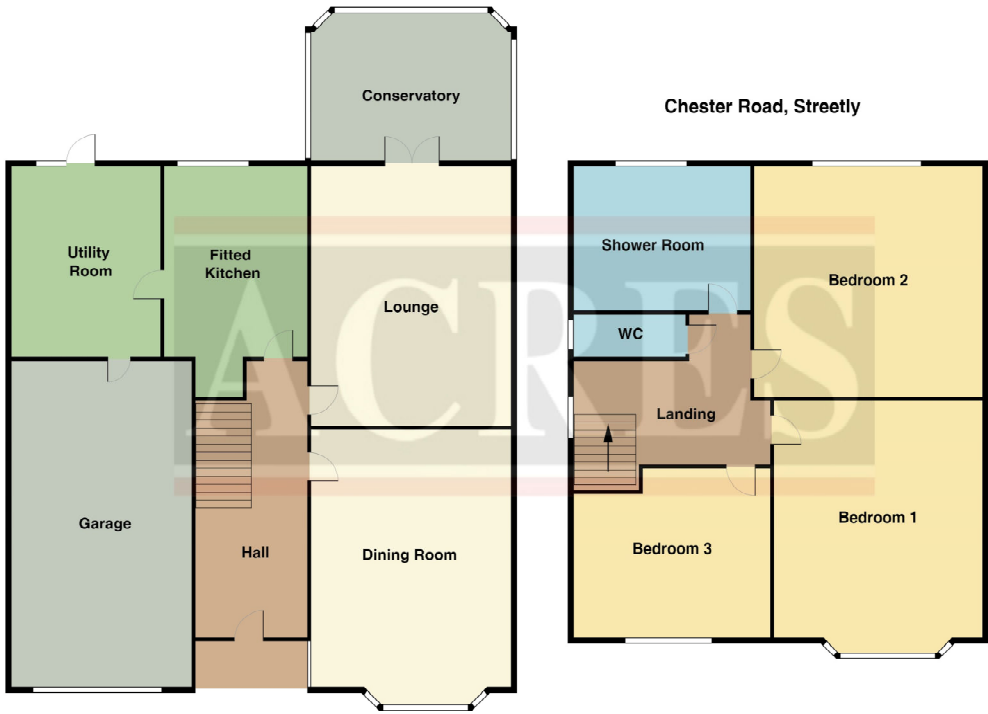
**TENURE:** We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

**COUNCIL TAX BAND:** D

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.