

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Two generous double bedrooms
- Family bathroom
- Spacious open plan lounge and dining room
- Well appointed breakfast kitchen
- Private rear garden ideal for families and entertaining
- Popular and sought after Compton Drive, Streetly location
- Excellent access to local shops and everyday amenities
- Convenient for excellent transport and commuter links
- Ideally positioned for well-regarded local schools and catchment areas
- No upward chain



COMPTON DRIVE, STREETLY, B74 2DB - OFFERS AROUND £275,000

Acres are delighted to offer for sale this well presented and spacious semi-detached family home, ideally positioned within the ever popular Compton Drive in Streetly and offered to the market with the significant advantage of no upward chain. Ideally suited to first time buyers, young families or those looking to downsize, the property offers well proportioned accommodation including a welcoming open plan lounge/dining room and breakfast kitchen. To the first floor are two generous double bedrooms together with a well appointed family bathroom. Externally, the home benefits from a private rear garden, providing an excellent space for entertaining and family enjoyment. Conveniently situated for a wide range of local shops and amenities, excellent transport links and well regarded schooling

Set back from the roadway behind a fore garden and driveway to side, access to the property is gained through a pvc double glazed door into:

PORCH: Pvc double glazed windows to front and side, tiled flooring, pvc double glazed multi-locking front door into:

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

LOUNGE: 15'10" x 13'10" Pvc double glazed window and door to rear, coal effect feature fireplace with marble hearth and contemporary mantle, stairs off, radiator.

FITTED KITCHEN: 7'10" x 7' Pvc double glazed window to rear, one and a half bowl sink/drainage unit set into rolled edge work surfaces, tiled splashbacks, there is a range of fitted units to both base and wall level including drawers, space for cooker, plumbing and space for washing machine, space for fridge/freezer, tiled floor.

GUESTS WC: Obscure pvc double glazed window to side, low level wc, wall hung sink unit, part tiled walls, tiled floor, radiator.

STAIRS TO LANDING: Spiral staircase leading to:

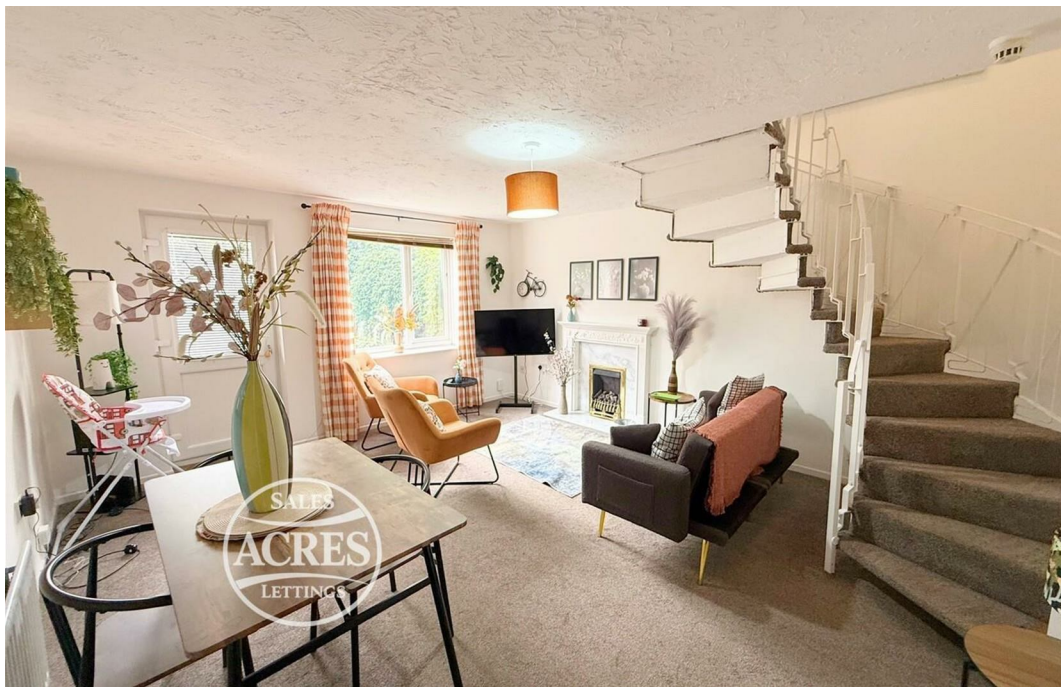
BEDROOM ONE: 11'9" x 8'2" Two pvc double glazed windows to rear, three double built-in wardrobes, radiator.

BEDROOM TWO: 13'10" x 7'1" Two pvc double glazed windows to front, pvc double glazed window to side, radiator.

BATHROOM: 7'3" max / 5'3" min x 6'2" Obscure pvc double glazed window to side, white suite comprising bath with shower over, splash backs, low level wc, wash hand basin, useful storage cupboard, wood effect flooring.

GARAGE: Up and over garage door to front, obscure glazed door to rear, (Please check the suitability of this garage for your own vehicle)

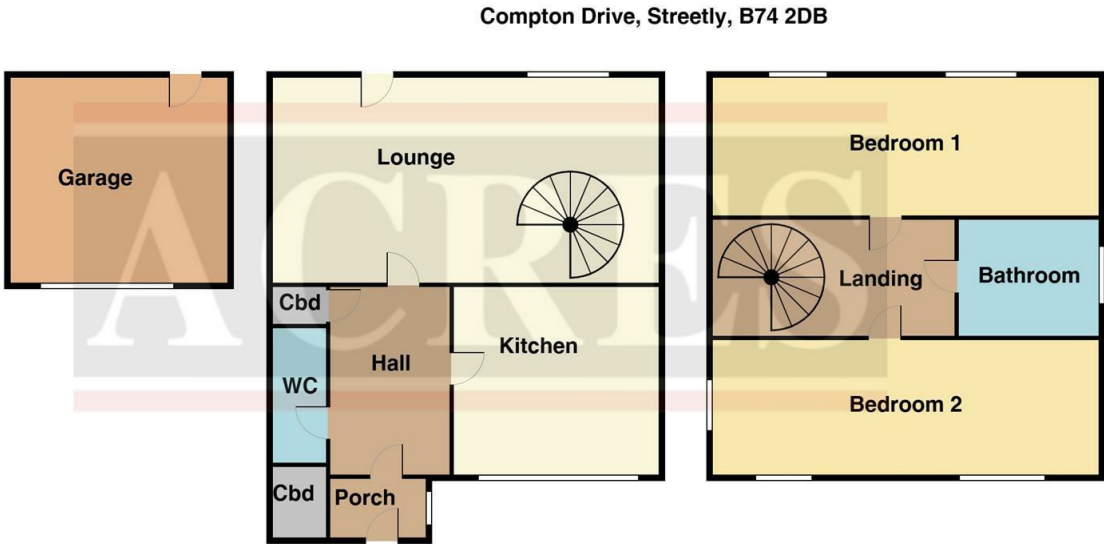
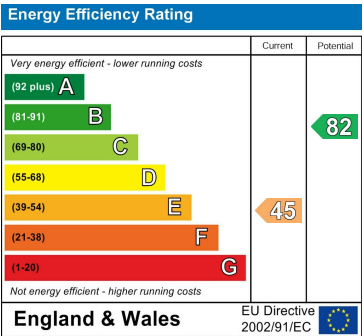
OUTSIDE: Paved patio area leading to lawn, having borders with mature shrubs, bushes and trees.



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 : C

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.