

ACRES

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

- Four bedrooms
- En-suite shower room to master
- Family bathroom with feature freestanding bath
- Lounge
- Separate dining area
- Study
- Fitted breakfast kitchen with utility off
- Guests cloakroom/wc & double garage
- Rear garden room/cabin
- Popular, cul-de-sac location



SCHOOLACRE RISE, STREETLY, B74 3PR - £625,000

This well presented and much improved, freehold, detached family home, is set in a popular cul-de-sac location, occupying a corner position. Set close to well regarded schooling for all ages, there is access to public transport links and open countryside. Shopping facilities and amenities area available on the Chester Road, together with access to Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises porch, reception hall, guests cloakroom/wc, study, lounge, separate dining room, fitted breakfast kitchen, four bedrooms, en-suite shower room and a family bathroom. Externally there is a double garage, mature rear garden and versatile timber cabin/garden room. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway, occupying a corner position, there is multi-vehicle off road parking with fore garden, access to the property is gained via pvc double glazed sliding doors into:

PORCH: Obscure pvc double glazed window and front door into:

RECEPTION HALL: Stairs off, useful storage cupboard, radiator, doors to:

GUESTS WC: Pvc double glazed window to rear, low level wc, wash hand basin with vanity unit below, tiled floor, chrome ladder style radiator.

STUDY: 9'1" x 8' Pvc double glazed windows to front and side, wood effect flooring, radiator.

DINING ROOM: 13'3" max / 10'10" min x 11'9" Pvc double glazed box window to front, radiator, archway into:

LOUNGE: 18'5" x 11'9" Double glazed sliding patio doors to rear, coal effect feature fireplace, radiator.

BREAKFAST KITCHEN: 14'1" max / 10'2" min x 10'11" max / 8'7" min Pvc double glazed window to rear, one and a half stainless steel sink/drainer unit set into granite work surfaces having breakfast bar with space for two stools, granite window ledge and splash backs, there is a range of matching units fitted to both base and wall level including drawers, inset oven, grill and microwave, four ring gas hob with extractor over, integrated dishwasher, tiled floor, radiator, opening to:

UTILITY: Double glazed window to side, French door to side, plumbing and spaces for washing machine and dryer, full size integrated fridge and freezer, tiled floor, radiator.

STAIRS TO LANDING: Feature full length pvc double glazed window to front, useful storage cupboard, doors to:

BEDROOM ONE: 13'5" x 12'1" Pvc double glazed sliding doors to balcony, full width built-in wardrobes with sliding doors, radiator, door to:

EN-SUITE: 9'1" max / 5'10" min x 4'11" Pvc double glazed window to rear, corner built-in shower unit with wood effect tiled splash back and glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled splash backs and ledge, tiled flooring, ladder style radiator.

BEDROOM TWO: 12'2" x 12'1" Two pvc double glazed windows to front, full width built-in wardrobes with sliding doors, radiator.

BEDROOM THREE: 9'6" x 9'3" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 8'3" x 7'7" Pvc double glazed window to front, radiator.

BATHROOM: 7'11" x 6'7" Obscure pvc double glazed window to side, feature freestanding bath, walk-in shower with tiled splash backs, slate effect shower tray, stone and marble effect tiled walls, wash hand basin with vanity unit below, low level wc, ladder style radiator.

DOUBLE GARAGE: 16'8" x 15'11" Up and over garage door with pvc double glazed window to side, obscure double glazed door to side, recently converted and utilised as a studio.

OUTSIDE: Paved patio area to both rear and side, steps down to the lawned area with borders having shrubs and bushes, further steps to:

TIMBER CABIN/GARDEN ROOM: 15'6" x 9'11" Pvc double glazed sliding doors to front, pvc double glazed window to side, electric heating, wi-fi, power and lighting, wood effect flooring, could be utilised as gym, home office or den as preferred.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

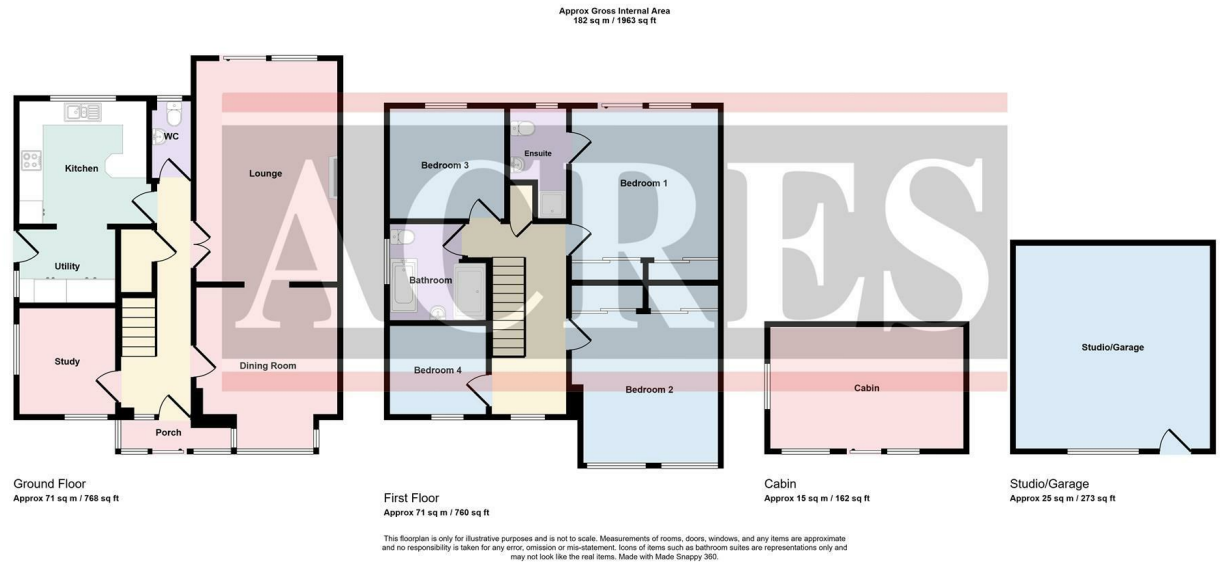


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F **COUNCIL :** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

