

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Offered with no upward chain
- Three generous double bedrooms
- Spacious lounge & separate dining room
- Modern breakfast kitchen
- Recently renewed bathroom suite
- Large multi-purpose garage with home office to the rear
- Attractive summer house/den in the garden
- Within catchment for well regarded local schools
- Excellent transport links nearby
- Closed to Sutton Park



QUESLETT ROAD EAST, STREETLY, B74 2EX - OFFERS AROUND £515,000

This attractive, detached family home is offered with no upward chain and presents an ideal opportunity for families seeking space, convenience, and comfort. Boasting three generous double bedrooms, a welcoming lounge, a separate dining room, a modern breakfast kitchen, and a recently renewed bathroom suite, the property is perfectly suited to contemporary family living. A large multi-purpose garage with a home office/den to the rear, adds further versatility for work or leisure. Well placed for highly regarded local schools, being close to Sutton Park and benefitting from excellent transport links, this home combines practicality with lifestyle appeal. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway, access to then property is gained via an obscure pvc double glazed door into:

PORCH: Pvc double glazed windows to front and side, tile effect flooring, multi-locking composite front door with double glazed inset opens to:

RECEPTION HALL: Wood effect flooring, under stairs storage, stairs off, radiator, doors to:

GUESTS WC: Low level wc, wash hand basin with vanity unit below, display shelf, tiled walls, tile effect flooring.

LOUNGE: 15'4" x 12'5" Pvc double glazed bay window and French doors to rear, feature fireplace, wood effect flooring, radiator.

DINING ROOM: 15'4" x 11'1" Pvc double glazed bay window to front, wood effect flooring, radiator.

FITTED KITCHEN: 13'2" max / 8'8" min x 13'1" Two pvc double glazed windows to rear, one and a half bowl stainless steel sink unit set into box edged work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, eye level oven & grill, five ring gas hob with extractor canopy above, integrated dishwasher, breakfast bar, tile effect flooring, radiator.

HOME OFFICE: 10'8" x 7'3" Pvc double glazed sliding doors to rear, pvc double glazed window to side, wood effect flooring, fitted shelving, radiator.

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

BEDROOM ONE: 15'4" x 10'6" Pvc double glazed bay window to rear, two double and two single built-in wardrobes, radiator.

BEDROOM TWO: 15'4" x 11' Pvc double glazed bay window to front, two double and one single built-in wardrobe, radiator.

BEDROOM THREE: 11'3" x 7'9" Pvc double glazed bay window to front, one double and one single built-in wardrobes, radiator.

BATHROOM: 8'7" x 7'3" Pvc double glazed obscure window to rear, suite comprising corner enclosed shower cubicle with glazed screen, marble effect splash back, corner bath with shower over, low level wc, wash hand basin with vanity unit below, additional wall cupboard, wall mounted storage mirror, tile effect flooring, modern vertical radiator.

GARAGE: 18'2" x 14'2" Electric up and over garage door to front, 'false' wall to separate the garage to provide utility area with two sink/drainers set into work surfaces, plumbing and space for washing machine and dryer, space for American style fridge/freezer, picture window and door to office.

OUTSIDE: Paved patio area to a raised lawn, borders having a variety of shrubs, bushes and trees, additional side patio, to the rear is an area with an artificial lawn, summerhouse/office and space for shed.

SUMMERHOUSE: 12'5" x 9'5" Pvc double glazed French doors to front, wood effect flooring, having power and lighting.

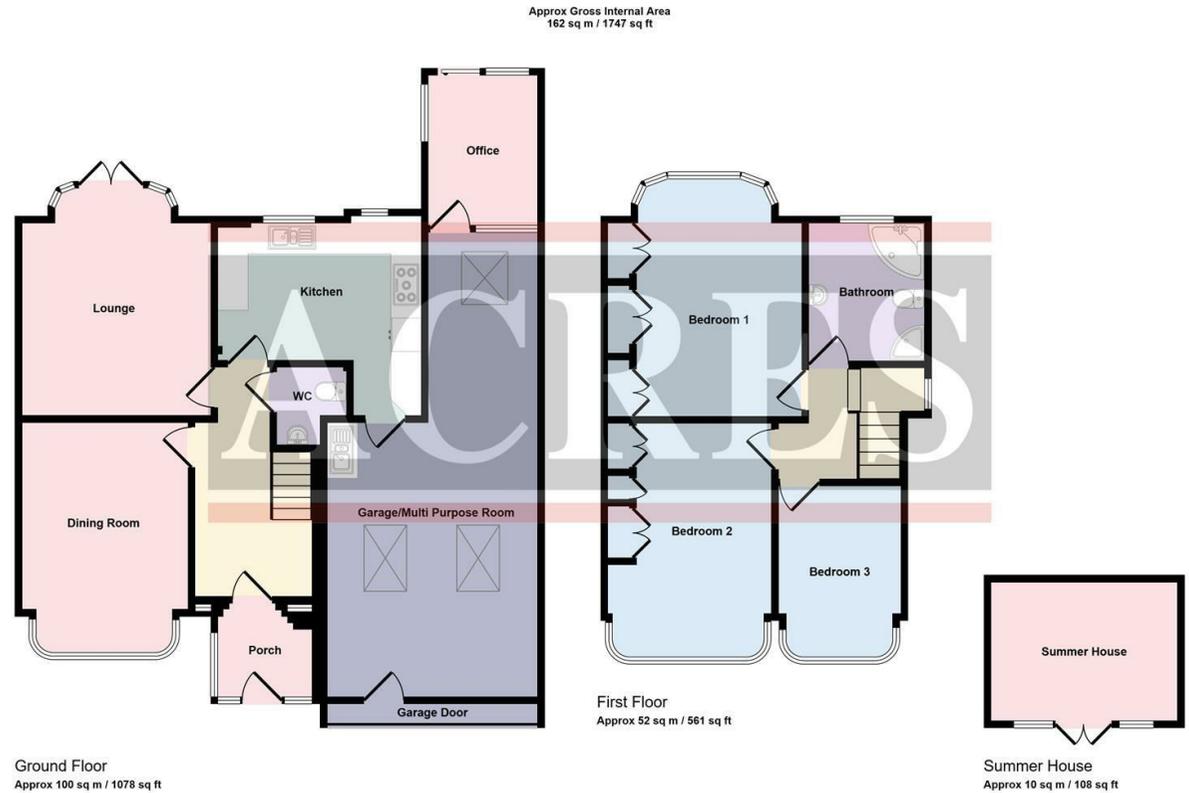


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **COUNCIL :** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

