

ACRES

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

- Three well proportioned bedrooms
- Well appointed family bathroom
- Spacious lounge ideal for family living
- Separate dining room
- Breakfast kitchen
- Utility area & guests cloakroom/wc
- Garage
- Superb garden room ideal as a home office, gym or games room
- Beautifully presented & decorated throughout to a high standard
- Conveniently located for local amenities, schools & excellent transport links



MANOR ROAD, STREETLY, B74 3NF - OFFERS AROUND £450,000

Situated on the popular Manor Road in Streetly, this attractive semi-detached home has been thoughtfully maintained and enhanced to create a welcoming family residence, finished to an excellent standard throughout. The accommodation is entered via a welcoming hallway which leads to a spacious lounge, providing the perfect setting for relaxation and everyday family life. A separate dining room offers an excellent space for formal dining and entertaining guests, whilst the breakfast kitchen is fitted to provide ample storage and workspace for modern living. Adjoining the kitchen is a useful utility area, with access to the garage providing additional storage options.

To the first floor, the property offers three generously proportioned bedrooms, all beautifully presented and ideal for families, complemented by a well-appointed family bathroom, finished to a high standard. A particular feature of the home is the impressive detached garden building, providing a versatile open-plan space currently utilised as a home office/games room. This superb addition offers endless possibilities, whether for remote working, hobbies, entertaining or a home gym. Externally, the property benefits from a well-maintained rear garden, whilst to the front there is ample off-road parking.

Ideally positioned within easy reach of local shopping facilities, restaurants, schools and leisure amenities, the property also enjoys excellent transport links, making commuting to surrounding towns and city centres straightforward.

Set back from the roadway behind a paved multi-vehicle driveway, being well screened from the road, access is gained via an obscure glazed oak effect door into:

RECEPTION HALL: Stained glass window to fore, storage bench, wood effect flooring, stairs off, radiator with contemporary cover, doors to:

LOUNGE: 13'9" x 12'4" max / 11'2" min Pvc double glazed bay window to front, space for log burning stove with slate style heath and oak mantle over, radiator.

DINING ROOM: 12'4" x 10'4" max / 9'2" min Pvc double glazed window and French doors to rear, decorative fireplace and log store recess, alcove for shelving, radiator with contemporary cover.

GUESTS WC: Low level wc, wash hand basin with vanity unit below, tiled walls and flooring.

FITTED KITCHEN: 8'4" x 8'2" Pvc double glazed window to rear, one and a half sink/drain unit set into box edged work surfaces, feature tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, ceramic four ring hob with extractor canopy over, inset eye level oven and grill, integrated dishwasher and fridge/freezer, tiled flooring, glazed door to:

UTILITY ROOM: 8'2" x 5'2" Pvc double glazed door to rear, plumbing and space for washing machine and dryer, oak effect work surfaces, fitted wall and base units, ladder style radiator, tiled flooring, door to garage.

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

BEDROOM ONE: 14'4" x 10'4" max / 9'2" min Pvc double glazed bay window to front, radiator, alcove for double wardrobes.

BEDROOM TWO: 11'9" x 10'4" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 8'7" x 8'4" Pvc double glazed window to front, radiator.

BATHROOM: 8'2" x 6'9" Obscure glazed window to rear, suite comprising 'P'-shaped bath with overhead shower and glazed shower screen, feature splash backs, wash hand basin with vanity unit below, low level wc, tiled flooring and walls, chrome ladder style radiator, useful storage/linen cupboard.

GARAGE: 18'8" x 8'1" Up and over garage door to front, (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Gravelled and paved patio area leading to lawn with central pathway, border to sides having mature shrubs, bushes and trees leading to:

SUPERB REAR GARDEN ROOM: 22'5" x 22'4" Pvc double glazed French doors and three double glazed windows to front, two Velux skylights in a feature vaulted ceiling with exposed oak beams, feature panelling to walls, media wall, island unit with work surface and space for two stools, freestanding bar and study/office area. Being a versatile room with lots of potential usage options.



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		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(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.