

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Semi-detached family home
- Two bedrooms
- Family bathroom
- Lounge
- Fitted kitchen
- Rear conservatory
- Mature rear garden
- Allocated parking to rear
- Popular cul-de-sac location
- Close to schooling & Sutton Park



***GUNSTOCK CLOSE, STREETLY, B74 2DL - OFFERS AROUND £259,500***

This well presented, semi-detached family home, set close to open fields and Sutton Park, the property has access to well regarded schooling for all ages and shopping facilities on Chester Road. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises two bedrooms, family bathroom, lounge, rear conservatory, fitted kitchen and a mature rear garden. Being positioned in a popular cul-de sac, the property also benefits from having an allocated parking space to the rear in a residents parking area. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind fore garden and central pathway with side lawns, access to the property is gained via a multi-locking pvc double glazed door into:

**PORCH:** Pvc double glazed windows to front and side, side storage cupboard, opening to:

**LOUNGE:** 14'9" x 12'7" Pvc double glazed window to front, obscure pvc double glazed window to side, coal effect feature fireplace with marble hearth, surround and mantle, stairs off, wood effect flooring, modern vertical radiator, additional radiator.

**FITTED KITCHEN:** 12'6" x 8'10" Pvc double glazed window to rear, stainless steel sink/drain unit set into box edged work surfaces with matching splash backs, there is a range of matching high gloss fitted units to both base and wall level including drawers, inset double oven, ceramic hob with Bosch extractor canopy over, larder cupboard, space for fridge/freezer, plumbing for washing machine and dishwasher, space for dryer, modern radiator.

**CONSERVATORY:** 10'10" x 9'10" Pvc double glazed windows and French doors to rear, tiled floor, modern cylinder radiator.

**STAIRS TO LANDING:** Doors off to:

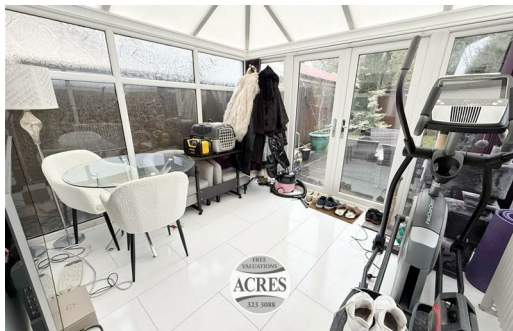
**BEDROOM ONE:** 12'7" x 8'3" Two pvc double glazed windows to rear, wood effect flooring, modern cylinder radiator.

**BEDROOM TWO:** 12'8" x 7'1" max / 4'9" min Two pvc double glazed windows to front, radiator, built-in storage cupboard.

**BATHROOM:** 7'3" max / 5'3" min x 6' Obscure pvc double glazed window to side, white suite comprising bath with overhead shower, tiled splash backs, glazed shower screen, pebble effect tiled flooring, wash hand basin with vanity unit, low level wc, chrome ladder style radiator, tiled walls.

**OUTSIDE:** Paved patio area leading to lawn with shrubs and bushes, access to rear parking area where there is allocated parking.



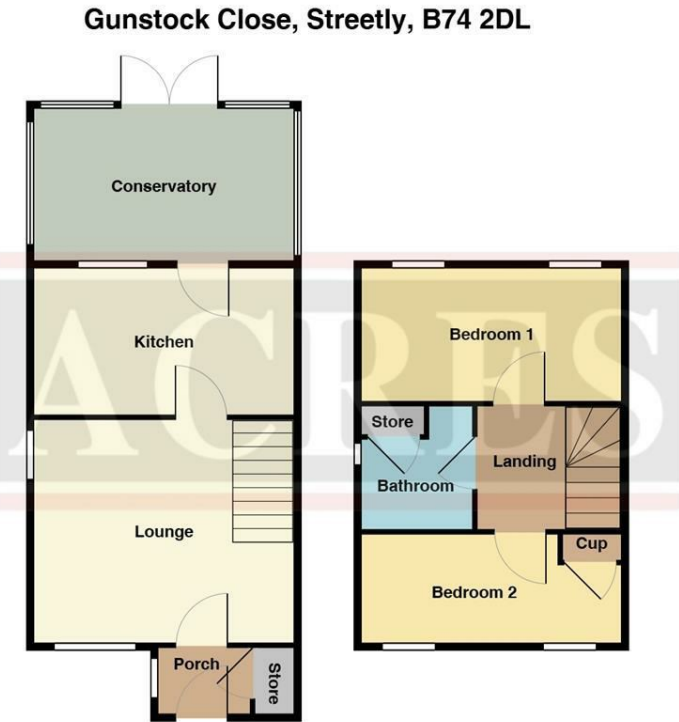
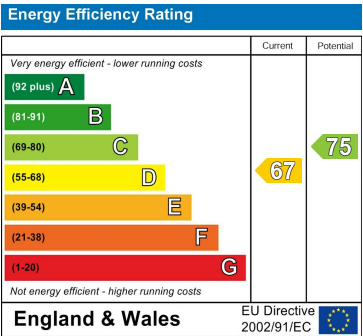




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088



PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL  
E. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE  
ROOM TO ANOTHER.