ACRES

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



- Detached bungalow
- Three bedrooms
- Master bedroom with fitted wardrobes & en-suite shower room
- Main bathroom
- Extended rear lounge/dining/study area
- Fitted breakfast kitchen
- Utility room & garage
- Private rear garden
- Set in a corner position
- No upward chain





LANGHAM GREEN, STREETLY, B74 3PS - OFFERS AROUND £425,000

This well presented, extended, detached bungalow, is set in the corner of a well regarded cul-de-sac within this sought after location in Streetly. Having local shops close by, together with access to local bus services, the property is additionally a short drive from Sutton Park. The accommodation briefly comprises extended lounge/dining/study area, fitted breakfast kitchen, utility room and garage. Having three bedrooms, the master having fitted wardrobes and an en-suite shower room, there is an additional main bathroom. Externally there is a private rear garden with patio area.

Set back from the roadway behind a multi-vehicle gravelled driveway and fore garden with borders having mature shrubs and bushes, access to the property is gained via canopy porch with part obscure glazed front door into:

RECEPTION HALL: Two useful storage cupboards, archway to inner hall with doors off to:

LOUNGE/DINING AREA & STUDY:
Lounge: 19'7" x 12'2" Pvc double glazed windows to side and rear, sliding patio doors to side, feature fireplace with marble hearth and recess, Minster style fire surround, radiator, leading to:
Study: 7'4" x 6'4" Pvc double glazed window to side, decorative alcove display recess with shelving.
Dining Area: 11'11" x 9'1" Radiator.

FITTED BREAKFAST KITCHEN: 11' x 8'1" Glazed window to rear, one and a half bowl sink/drainer unit set into rolled edge work surfaces and tiled splash backs, there is a range of fitted units to both base and wall level including drawers, elevated double oven/grill, four ring gas hob with concealed extractor canopy above, space for fridge/freezer, tile effect flooring, space for breakfast table, radiator.

UTILITY ROOM: Glazed window to rear and part glazed door to side, stainless steel sink unit set into rolled edge work surface with tiled splash backs, fitted wall and base units, plumbing and space for washing machine and dryer, door to garage.

BEDROOM ONE: 13'7" x 13'1" max / 10'7" min Secondary glazed window to front, two double built-in wardrobes with over head storage and central bed recess, matching bedside units and dressing table, additional double built-in wardrobe, radiator, door to:

EN-SUITE SHOWER ROOM: Obscure double glazed window to side, low level wc, walk-in shower with glazed sliding shower screen, wash hand basin, tiled walls, radiator.

BEDROOM TWO: 10'6" x 8'6" Pvc double glazed window to front, radiator.

BEDROOM THREE: 8'10" x 8'7" max / 6'9" min Pvc double glazed window to side, one double and one single built-in wardrobes with two storage cupboards over, radiator.

FAMILY BATHROOM: 6'11" x 6'2" Matching suite comprising bath with shower over and glazed folding shower screen, low level wc, wash hand basin, tiled walls, radiator.

GARAGE: 18'2" x 8'3" Up and over garage door to front (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area to a wraparound garden having lawn, raised borders with mature trees, shrubs and bushes, timber fencing.





















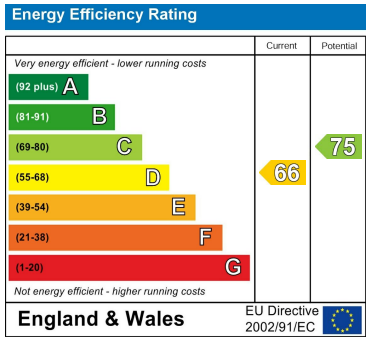
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The Property Ombudsman

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







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.