

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Five bedrooms
- Well appointed family bathroom
- En-suite shower room to master bedroom
- Lounge
- Dining room
- Snug & conservatory
- Breakfast kitchen
- Utility & guests wc
- Garage & generous rear garden
- Sought after, central location



BRIDLE LANE, STREETLY, B74 3QE - OFFERS AROUND £440,000

This well presented, enlarged and much improved, spacious, freehold, semi-detached family home, is set in a central, sought after location, just a short walk from shopping facilities on the Chester Road. Being within an approximate half mile radius of Sutton Park and having readily available bus services on Chester Road & Aldridge Road, the property also benefits from access to well regarded schooling for all ages. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises reception hall, lounge, dining room, snug, conservatory, breakfast kitchen, utility, guests wc and garage. To the first floor there are five bedrooms, the master having an en-suite shower room together with a well appointed family bathroom. The property also benefits from generous rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind multi-vehicle driveway with raised beds, access to the property is gained via an obscure glazed multi-locking front door into:

RECEPTION HALL: Two useful storage cupboards, radiator, stairs off, doors to:

LOUNGE: 13' max / 10'5" min x 10'11" Pvc double glazed bay window to front, fitted shelving, feature fireplace, radiator.

DINING ROOM: 11'5" x 10'11" max / 9'8" min Glazed windows with French doors to conservatory, radiator.

SNUG: 7'5" x 5'11" Obscure glazed door to hallway, glazed doors to dining room.

CONSERVATORY: 11'3" x 9'7" Glazed windows and door to rear, radiator.

BREAKFAST KITCHEN: 14'6" x 9'5" max / 7'1" min Pvc double glazed window to rear, pvc double glazed obscure stable door, single bowl stainless steel sink/drainage unit set into squared edged composite work surfaces with tiled splash backs, there is a range of fitted high gloss, soft close units to both base and wall level including drawers, integrated appliances including dishwasher & fridge/freezer, space for Range style cooker, tiled flooring, radiator, glazed door to:

UTILITY: Stainless steel sink unit set into rolled edge work surfaces with space for tumble dryer, space and plumbing for washing machine, fitted base and wall units, leading to:

GUESTS WC: Low level wc, wash hand basin with vanity unit below, tiled splash backs, doors to garage.

STAIRS TO LANDING: doors to:

BEDROOM ONE: 15'11" max / 7'3" min x 8'10" max / 3'10" min Pvc double glazed window to rear, two double built-in wardrobes with sliding glazed doors, radiator, door to:

EN-SUITE SHOWER ROOM: 6'9" x 5'3" Obscure glazed window to rear, enclosed corner shower cubicle with tiled splash backs and glazed screen, low level wc, wash hand basin, tiled walls, pebble effect flooring.

BEDROOM TWO: 10'11" x 8' Pvc double glazed window to rear, full width built-in wardrobes with sliding doors, radiator.

BEDROOM THREE: 12'8" x 10' max / 9'1" min Pvc double glazed bay window to front, alcove for storage/wardrobes, radiator.

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

BEDROOM FIVE: 8' x 6'1" Pvc double glazed window to front, radiator.

BATHROOM: 7'4" x 5'10" White suite comprising bath with shower over and glazed screen, tiled walls, wash hand basin, low level wc, tiled effect flooring, chrome ladder style radiator.

GARAGE: 12'1" x 6'2" Double opening doors to front with obscure glazed windows (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area with additional seating area to rear, generous lawn shielded by shrubs, bushes and trees: Outbuilding 20' x 10' Being insulated & boarded with power & lighting, potential office/home gym/entertainment room/storage.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

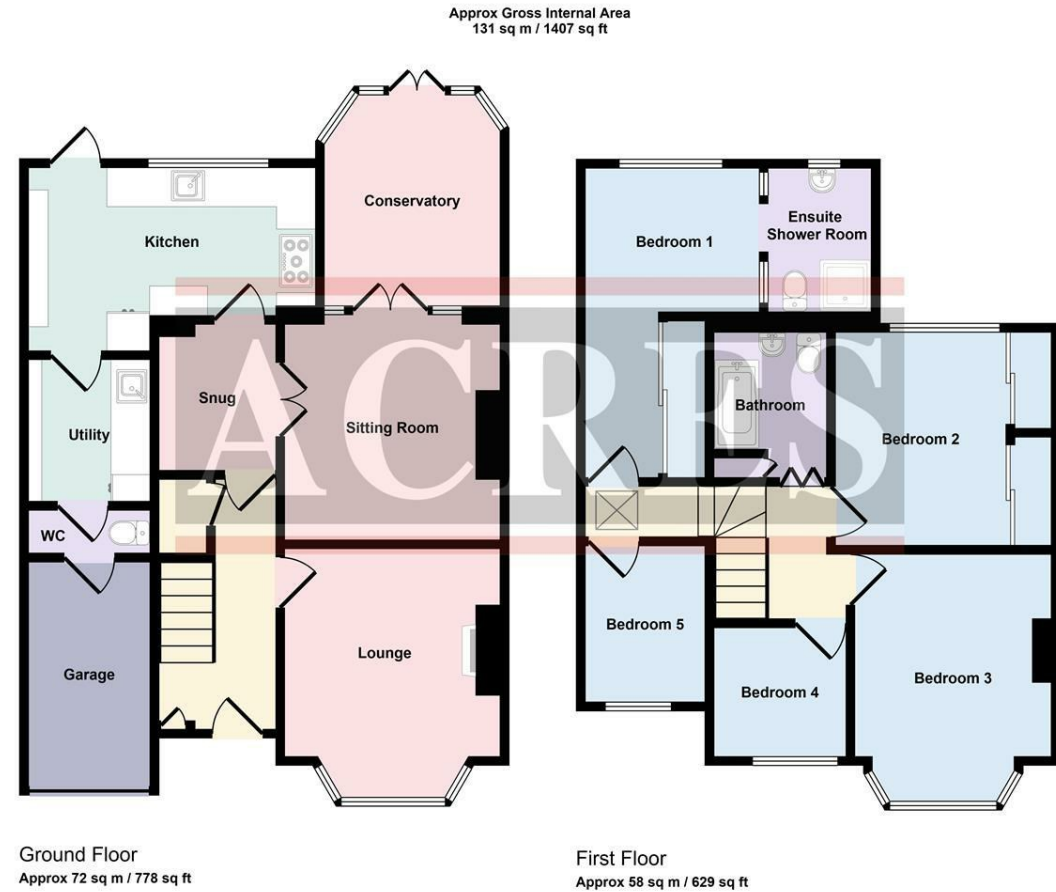


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C **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		80
(55-68) D	64	
(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.

