



- Semi-detached family home
- Three double bedrooms
- Bathroom with separate shower
- Enlarged lounge
- Refitted breakfast kitchen
- Guests wc
- Well maintained rear garden
- Garage
- Sought after, central location



FORDWATER ROAD, STREETLY, B74 2BG - OFFERS AROUND £360,000

This much improved and well presented, freehold, semi-detached family home, has been enlarged to create a versatile family living space. Being set in a prime, central and sought after location in Streetly, just a short stroll from well regarded schooling for all ages and a number of local shops close by. The property is also served by local bus services and access to the Midlands motorway network. Having pvc double glazing and gas central heating (both where specified), this attractive and imposing family home briefly comprises porch, reception hall, breakfast kitchen, guests wc, enlarged family lounge, three bedrooms, well appointed family bathroom with separate wc, garage and mature rear garden. To fully appreciate the accommodation on offer and it's true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle block paved driveway with fore garden, access to the property is gained via a pvc double glazed multi-locking front door into:

PORCH: Obscure glazed front door into:

RECEPTION HALLWAY: Stairs off, radiator, doors to:

LOUNGE: 20' max / 16'8" min x 19'9" Pvc double glazed sliding doors to rear, coal effect feature fireplace with marble hearth and surround, contemporary mantle, wood effect flooring, space for dining table and chairs, two radiators.

BREAKFAST KITCHEN: 12' x 7' Pvc double glazed window to front, one and a half bowl sink/drainer unit set into box edged quartz work surfaces, tiled splash backs, four ring gas hob with extractor canopy over, there is a range of matching high gloss units fitted to both base and wall level including drawers, integrated oven and grill, central breakfast bar with space for two stools, kitchen, space for dishwasher, integrated fridge/freezer, tile effect flooring, radiator.

GUESTS WC: Obscure pvc double glazed door to side, low flushing wc, wash hand basin with vanity unit below, chrome ladder style radiator, feature tiled walls, electric thermostatically controlled underfloor heating.

STAIRS TO LANDING: Pvc double glazed window to front.

BEDROOM ONE: 10'11" x 10'1" Pvc double glazed window to front, radiator, wood effect flooring, three double built-in wardrobes with overhead storage.

BEDROOM TWO: 10'3" x 8'5" Pvc double glazed window to rear, wood effect flooring, double wardrobe, radiator.

BEDROOM THREE: 12'6" x 8'9" Pvc double glazed window to front, radiator.

WELL APPOINTED BATHROOM: 8'8" x 5'8" Obscure pvc double glazed window to side, white suite comprising bath, enclosed corner shower cubicle with sliding glazed door, wash hand basin with vanity unit below, tiled walls and floor, chrome ladder style radiator.

SEPARATE WC: Obscure glazed window to side low level wc, wall hung sink, tiled splash backs, tiled flooring, electric thermostatically controlled underfloor heating.

GARAGE: 15'8" x 8'5" Up and over garage door, two glazed windows to side, glazed door to side, plumbing and space for washing machine and dryer, shelving to wall. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Decorative composite decked area to rear and lawn with borders to both sides having a variety of mature shrubs and bushes.



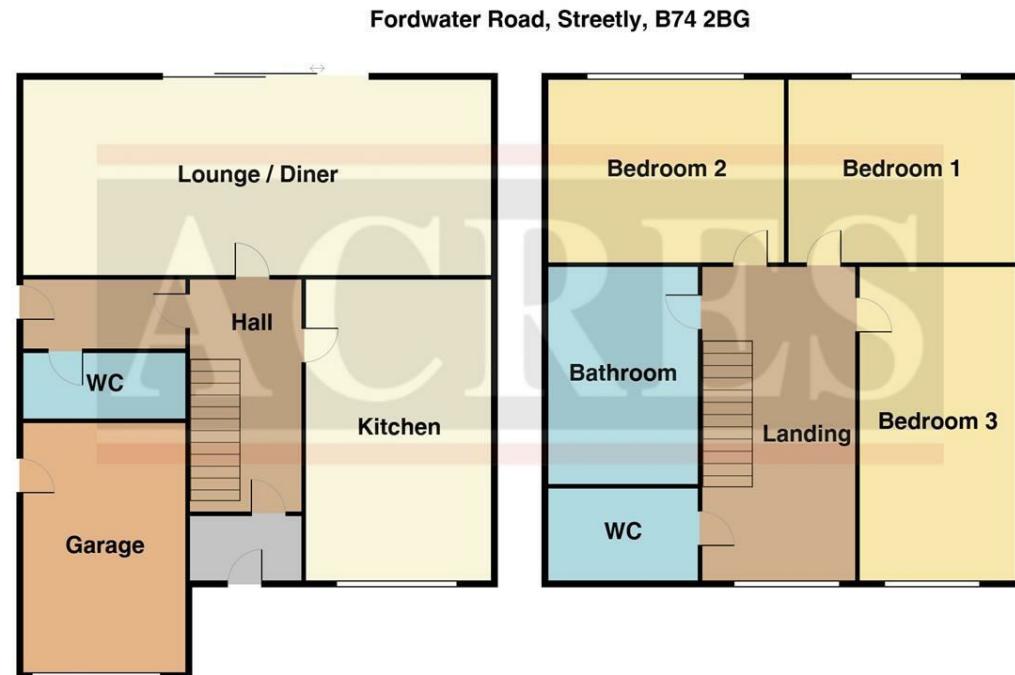
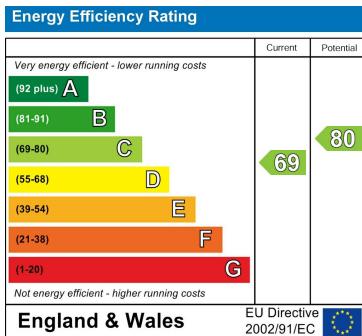
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TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088



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.