

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- Four bedrooms
- Principal bedroom with en-suite shower room
- Family bathroom
- Three reception rooms
- Fitted breakfast kitchen
- Ground floor shower room
- Garage
- Generous private rear garden
- Scope for further extension (subject to planning)
- Close to well regarded schools, shops & Sutton Park



***STREETLY CRESCENT, FOUR OAKS, B74 4PU - ASKING PRICE £750,000***

Situated within a popular Four Oaks location, this well proportioned, detached family home offers generous and flexible accommodation throughout. A welcoming reception hall leads to three versatile reception rooms. The breakfast kitchen is fitted with a range of units and is complemented by a convenient ground floor shower room. To the first floor, there are four bedrooms, with the principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a family bathroom. Externally, the property enjoys a large and private rear garden, ideal for families and outdoor entertaining, together with a garage and driveway parking.

Offering excellent potential for further extension and improvement, (subject to planning permission) the property is ideally positioned close to highly regarded schools, local shopping facilities, and readily available public transport links, including nearby railway stations providing access to Birmingham City Centre.

Set back from the roadway with a multi vehicle paved driveway and canopy porch, access to the property is gained via:-

**ENTRANCE HALL:** Obscured pvc multi locking front door with stairs off and radiator, doors opening to:

**LOUNGE:** 18'02" x 12'7" max / 11'11" min Pvc double glazed bay window to front with stone effect feature fireplace and marble effect hearth, oak effect mantle and radiator, double doors opening to:

**EXTENDED FAMILY DINING/SITTING ROOM:** 23'6" x 9'2" Pvc double glazed windows to side, French doors to rear and two radiators.

**KITCHEN:** 11'6" x 9'4" Pvc double glazed window to rear with glazed door to rear, one and a half bowl sink/drain unit set into rolled edge work surfaces, fitted units to both base and wall level including drawers, tiled splashbacks, integrated Bosch double oven/grill, integrated dishwasher, fridge/freezer and washing machine, large pantry cupboard, wood effect flooring and radiator. Off the kitchen there is a lobby offering pvc double glazed door to rear, pvc double glazed window to side, opening to:

**HOME OFFICE/GYM/PLAY ROOM:** 11'9" x 8'5" Pvc double glazed windows to side and rear, radiator.

**SHOWER ROOM:** 4'8" x 4'3" Low level wc, wash hand basin with vanity unit, this converted wet room also offers a chrome ladder effect radiator.

**STAIRS TO SPLIT DIRECTIONAL LANDING:** Pvc double glazed window to rear, large airing cupboard, doors opening to:

**BEDROOM ONE:** 11'8" x 10'5" Pvc double glazed window to front with useful storage cupboard, built-in wardrobe and radiator.

**EN-SUITE:** Obscure pvc double glazed windows to front and side, walk-in double shower with glazed shower screen, feature tiled splashbacks, wash hand basin with vanity unit below, low level wc and tiled flooring.

**BEDROOM TWO:** 10'5" x 10'4" Pvc double glazed window to front, three double built-in wardrobes with matching bedside table, built-in dressing table, radiator.

**BEDROOM THREE:** 9'2" x 9'4" Pvc double glazed window to rear and radiator.

**BEDROOM FOUR:** 10'3" x 7'05" Pvc double glazed window to rear and radiator.

**BATHROOM:** 6'3" max, 4'05" min x 8'3" Obscure pvc double glazed window to rear, bath with overhead shower, tiled splashbacks, wash hand basin, low level wc, tiled walls and radiator.

**GARAGE:** 16'4" x 8'1" Up and over garage door with door to rear. (Please check these measurements are suitable for your own vehicle)

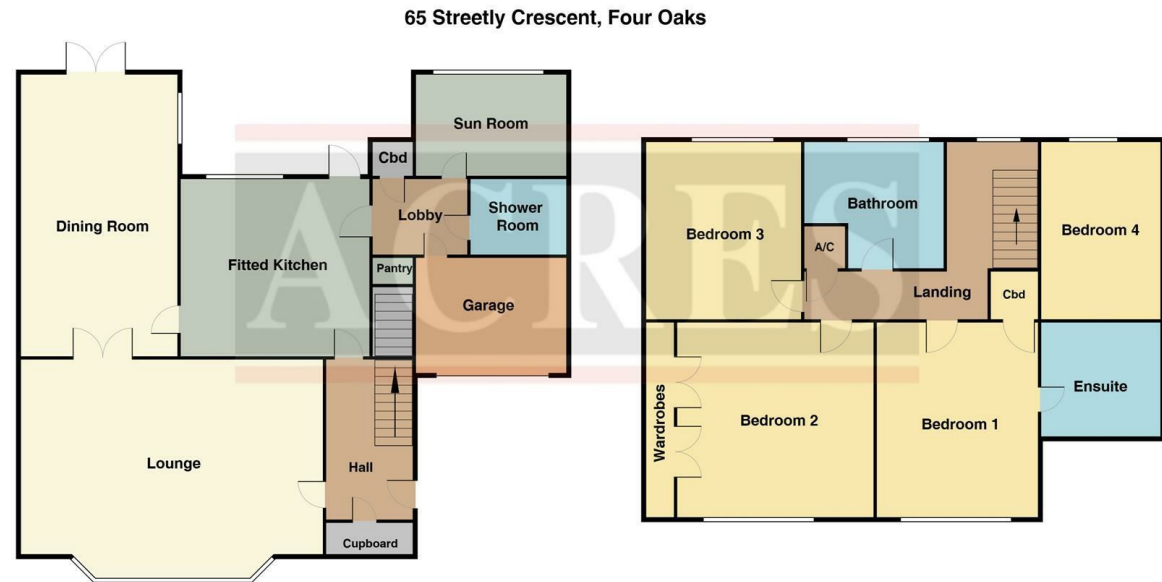
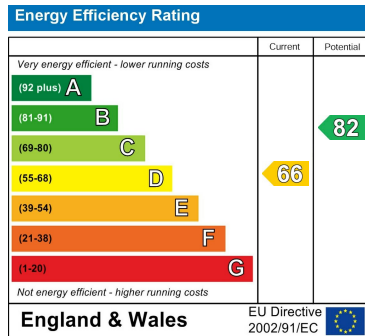
**GARDEN:** This large manicured mature garden has been landscaped to offer a number of different paved areas to enjoy sun all day long and is made up of a lawn, borders with a variety of bushes, shrubs and trees, space for timber shed to rear.



**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 :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088



HIS 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.