

ACRES

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

- Semi-detached bungalow
- Two bedrooms
- Well appointed white bathroom
- Spacious lounge with dining area
- Fitted kitchen
- Well maintained garden
- Garage
- Sought after location
- No upward chain



COMPTON DRIVE, STREETLY, B74 2DA - OFFERS AROUND £290,000

This well presented and much improved semi-detached bungalow, is set in central, convenient and well regarded location. Within close proximity of public transport links by way of local bus services, together with shopping facilities and amenities on Chester Road. Having the delightful Sutton Park close by, the property is also within short walking distance of open countryside. Offering pvc double glazing and gas central heating (both where specified), the accommodation briefly comprises reception hall with utility space, large lounge with dining area, fitted kitchen, two double bedrooms, renewed, well appointed bathroom, garage and a well maintained rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden, a pathway gives access to:

RECEPTION HALL: Multi-locking pvc double glazed front door, door to:

UTILITY AREA: Pvc double glazed window to front, work surfaces, tiled splash backs, plumbing/space for washing machine, radiator.

LOUNGE: 19'5" x 10'4" max / 9' min Pvc double glazed bay window to front, feature fireplace, spaces for sofas and dining table, two radiators.

FITTED KITCHEN: 9'8" x 7'7" Pvc double glazed window to side, obscure pvc double glazed door to side, stainless steel sink unit set into rolled edge work surfaces, complementary tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, spaces for cooker and fridge with extractor above, tile effect flooring, radiator.

INNER HALLWAY: Useful storage cupboards, doors to:

BEDROOM ONE: 11'7" x 8'11" Pvc double glazed window to rear, radiator.

BEDROOM TWO: 9'3" x 9' Two pvc double glazed windows to rear, radiator.

RENEWED BATHROOM: 7'5" x 5'11" Obscure pvc double glazed window to side, modern, renewed white suite comprising bath with shower over, glazed shower screen, tiled splash backs, feature tiled wall, built-in wash hand basin with additional tiled splash backs and vanity unit below, low level wc, wood effect flooring, chrome ladder style radiator.

GARAGE: 16'6" x 8' Up and over garage door, loft access, electric points, potential work shop space. (Please check the suitability of this garage for your own vehicle)

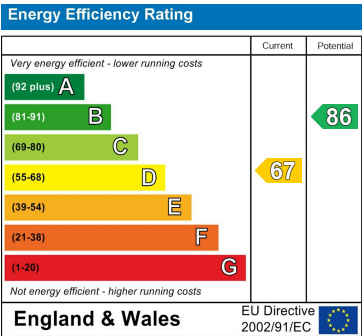
OUTSIDE: Surrounded by timber fencing, paved pathway leads to a generous lawn.



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 : C

VIEWING: Highly recommended via Acres on 0121 323 3088



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.