

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedroom family home
- Lounge/through diner
- Fitted kitchen
- Conservatory
- Utility & garage
- Well appointed shower room
- Rear garden
- Off road parking
- Sought after location



***BAKERS LANE, STREETLY, B74 2AX - OFFERS AROUND £325,000***

Set in the popular yet convenient position on Bakers Lane in Streetly, this well presented three bedroom family home is in a central sought after location and is just a short stroll away from Sutton Park and also benefits from being very close to a variety of local shops, bars and other amenities. Additionally, there are excellent road links with the M5 and M6 motorway and also a number of public transport links close by. This well presented family briefly comprises of:- entrance porch, welcoming reception hall, attractive lounge through dining room, conservatory, breakfast kitchen, utility, to the first floor are three bedrooms and a separate shower room and WC. The property also offers a garage and private garden. To fully appreciate the accommodation on offer we highly recommend an internal inspection of this freehold property set in council tax band D.

Set back from the roadway behind a multi vehicle block paved driveway, access to the property is gained via a:-

PORCH: PVC double glazed porch opening to:-

ENTRANCE HALL: Obscured glazed multi lock door with radiator and stairs off, doors leading to:-

LOUNGE: 13'11" x 10'04" Pvc double glazed windows to front, gas coal effect feature fireplace with tiled hearth, brick surround and traditional mantle and radiator with archway leading to:-

DINING ROOM: 10'11" x 10'04" Pvc double glazed sliding doors to rear and radiator.

CONSERVATORY: 9'06" x 9'03" Pvc double glazed conservatory with French doors to side, tiled flooring and radiator.

KITCHEN: 10'06" x 7'08" Pvc double glazed windows to rear, obscure glazed door to side, stainless steel sink and drainer unit inset into roll edge work surfaces offering complementary tiled splashbacks with a range of matching cupboards fitted to both base and wall and variety of drawers, with space for cooker and oven and alcove for fridge freezer, with tile effect flooring and obscured glazed door leading to:-

LEAN TO/UTILITY: Obscure glazed door to rear, obscure glazed door to front and tiled flooring.

Stairs to:-

LANDING: Obscure glazed window to side.

BEDROOM ONE: 11'10" x 8'05" Pvc double glazed window to front, three double, one single built-in wardrobes and radiator.

BEDROOM TWO: 11' x 10'03" Pvc double glazed window to front and radiator.

BEDROOM THREE: 12'05" x 8'08" Pvc double glazed windows to front and radiator.

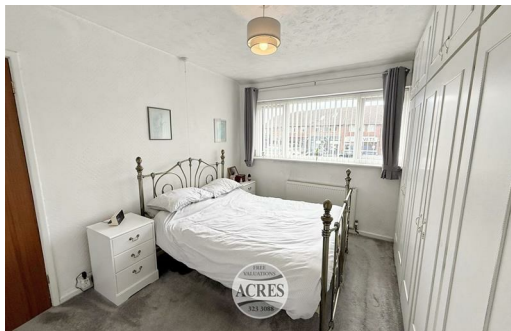
WC: Obscure glazed window to rear, low level w.c., tile effect flooring.

SHOWER ROOM: 7'07" x 6'06" Obscure glazed window to rear, enclosed shower with glazed sliding door, tiled walls and splashback, wash hand basin, useful storage cupboard, tile effect flooring and radiator.

GARAGE: (please check the measurements are suitable for your own vehicle) Up and over garage door.

GARDEN: Paved patio area leading to lawned area shielded by a variety of shrubs, bushes and trees.





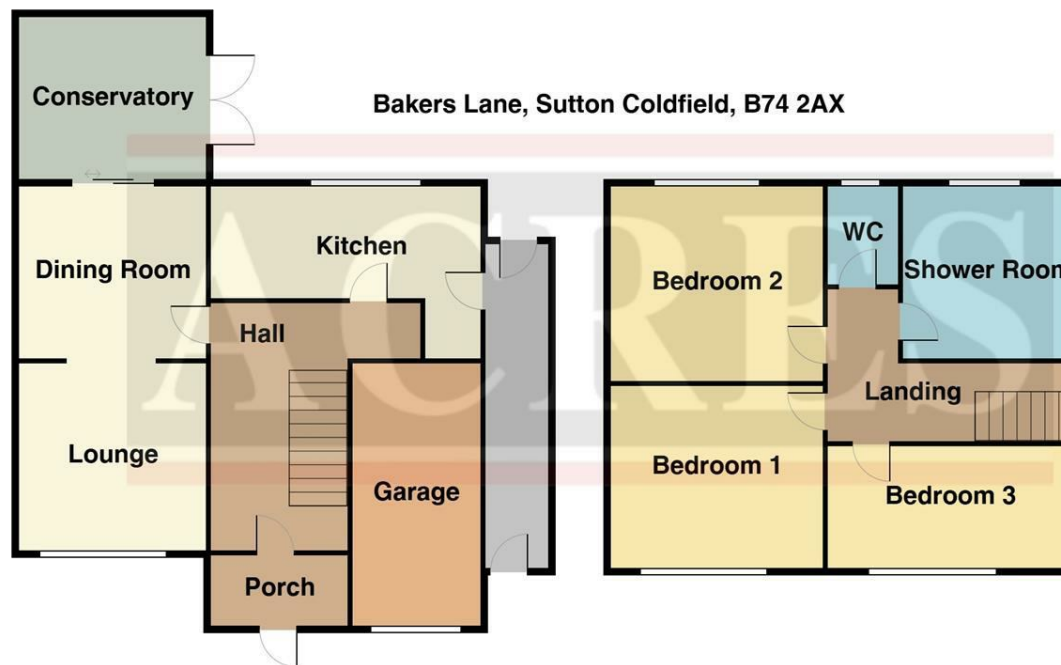


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** D                      **COUNCIL :** Walsall

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78
England & Wales		
	EU Directive 2002/91/EC	



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.