# ACRES

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

- Detached three bedroomed bungalow, in a highly sought after location
- Adjacent to Sutton Park, offering exceptional access to open countryside & woodland
- Welcoming lounge providing a comfortable principal reception space
- Open-plan dining & snug area with rear conservatory off
- Breakfast kitchen & utility room
- Family bathroom plus a separate shower room
- Additional separate wet room & guests cloakroom/wc
- Double garage & gated in and out driveway
- Scope for further development and extension (STPP)
- Generous rear garden

## *STREETLY LANE, FOUR OAKS, B74 4TB - OFFERS AROUND £735,000*

A superb detached bungalow, occupying an enviable position in this sought after location adjacent to Sutton Park, close to shops and restaurants, well regarded schooling and transport links. Offering generously proportioned and versatile accommodation, the property comprises a deep reception hall, welcoming lounge, open plan dining and snug area, rear conservatory, breakfast kitchen, utility and wet room, three bedrooms, family bathroom and separate shower room, together with a guests wc and double garage. Externally, the property enjoys a mature plot with gated in & out driveway, generous rear garden, in a desirable setting with excellent potential for further development and extension (subject to the necessary planning permissions and consents).

Set back from the roadway behind an in & out driveway having cast iron gates, with hedging providing screening from the road and a variety of mature shrubs and bushes, there is an EV (Electric Vehicle) charging point and access to the property is gained via a pvc double glazed double doors opening into:

PORCH: Pvc double glazed windows to front and side, obscure multi-locking front door into:

DEEP RECEPTION HALL: Window to front, two radiators, doors off to:

LOUNGE: 17'11" x 14'11" Pvc double glazed bay window to front, coal effect feature fireplace with marble hearth and surround, radiator, double doors to:

DINING ROOM: 12'11" x 11'11" Glazed door to kitchen, radiator, space for six seater table and chairs, archway to:

SNUG: 10'6" x 8'5" Pvc double glazed door to conservatory, radiator.

CONSERVATORY: 16'3" x 9'11" Pvc double glazed French doors to side.

FITTED KITCHEN: 15'11" x 11'10" max / 9'10" min Pvc double glazed window to rear, Velux skylight, Belfast sink unit set into box edged work surfaces, there is a range of fitted units to both base and wall level including drawers, Range style cooker, tiled splash backs, useful pantry cupboard, tiled flooring.

UTILITY: Double glazed window and door to rear, plumbing and space for washing machine, space for tumble dryer, tiled walls and flooring.

WET ROOM: Low level wc, shower/wet area with floor drain, wash hand basin, tiled walls and flooring.

INNER LOBBY: Double glazed door to front, roof lantern, tiled walls, two towel rails.

GUESTS WC: Obscure double glazed window to side, low level wc, tiled walls and wood effect flooring.

BATHROOM: 8'3" x 6'3" Double glazed window to rear, matching suite comprising bath with shower over and glazed shower screen, wash hand basin, useful storage cupboard, tiled walls and flooring, ladder style radiator.

BEDROOM ONE: 15'1" x 11'7" Double glazed window to front, two double and two single built-in wardrobes, matching dressing table, radiator.

BEDROOM TWO: 11'11" x 11'10" Obscure double glazed window to side, double glazed French doors to rear, built-in wardrobe, radiator.

BEDROOM THREE: 11'8" x 7'8" Obscure double glazed window to side, Velux skylight, wood effect flooring, radiator.

SHOWER ROOM: 7'8" x 5'2" Obscure pvc double glazed window to side, matching suite comprising corner enclosed shower with sliding glazed screen, feature tiled splash backs, low level wc, wash hand basin with vanity unit below, tiled walls and flooring, chrome ladder style radiator.

DOUBLE GARAGE: Electric rolling garage door, double glazed window to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area leading to a generous lawned garden having borders with mature shrubs, bushes and trees, timber shed.

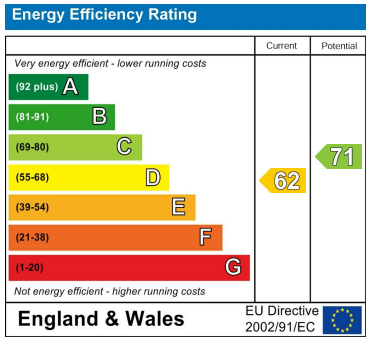
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

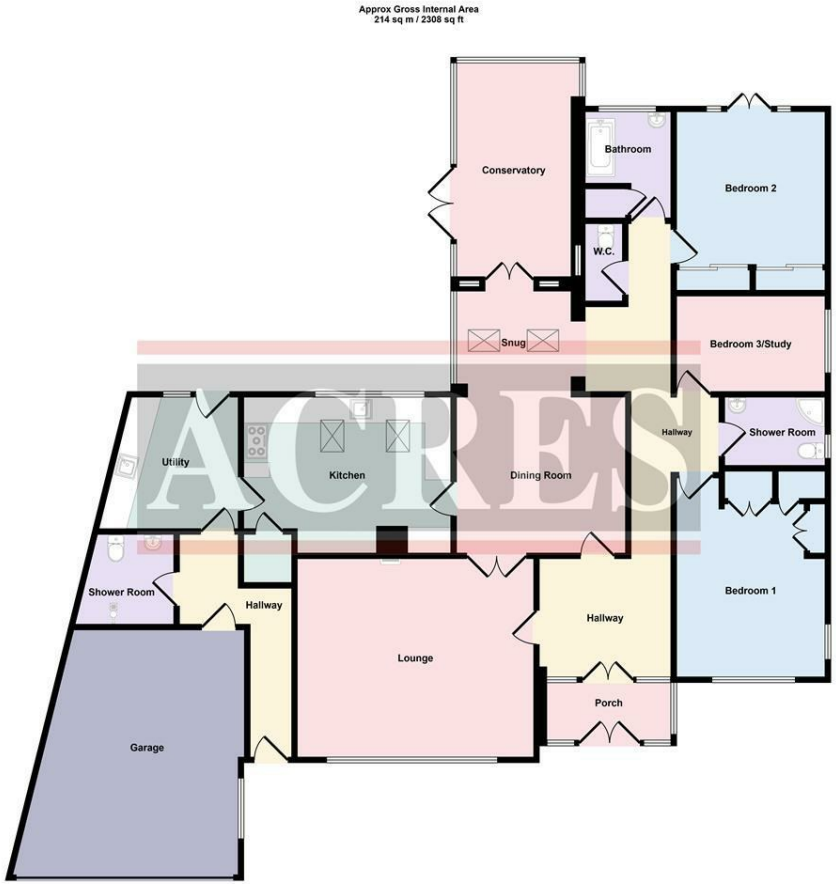
The Property Ombudsman

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 : F COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088






Floorplan

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.