

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Extended, semi-detached family home
- Three good bedrooms
- Family bathroom
- Extended rear lounge
- Open plan fitted kitchen/diner
- Rear sun/sitting room
- Guests cloakroom/wc
- Garage
- Mature, well tended rear garden
- Set in a sought after location



**VALLEY ROAD, STREETLY, B74 2JF - OFFERS AROUND £375,000**

This well presented, extended and much improved family home, is set in a sought after location within Streetly close to well regarded schooling, local shops and transport links. Being complemented by gas central heating and pvc double glazing (both where specified) the property has the added benefit of being set close to Sutton Park, with all it's natural beauty. Briefly comprising porch, reception hall, guests cloakroom/wc, fitted kitchen/diner, rear lounge and sun/sitting room, three good bedrooms and a family bathroom with separate shower cubicle. Externally there is a mature, well tended rear garden, garage and off road parking, all of which to fully appreciate, we highly recommend an internal inspection.

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

**PORCH:** Obscure glazed door opens to:

**RECEPTION HALLWAY:** Useful under stairs storage cupboard, stairs off, radiator, door to:

**GUESTS WC:** Obscure pvc double glazed window to front, low level wc, wall hung wash hand basin, tiled splash backs.

**EXTENDED LOUNGE:** 19'3" x 14'5" max / 12'1" min Pvc double glazed window to rear, stone effect feature fireplace having mantle over, two radiators.

**EXTENDED OPEN PLAN KITCHEN/DINER:** 21'8" x 8'10" max / 7'8" min Pvc double glazed window to front, one and a half bowl sink/drainage unit set into rolled edge work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, space for Range style cooker and American style fridge/freezer, integrated microwave, plumbing and space for dishwasher and washing machine, space for dryer, oak effect flooring, dining area having space for table and chairs, radiator, double glazed sliding doors to:

**SUN ROOM:** 8'8" x 7' Pvc double glazed French doors to rear, tiled flooring, Velux skylight, radiator.

**STAIRS TO LANDING:** Pvc double glazed window to front, useful storage/linen cupboard, doors to:

**BEDROOM ONE:** 10'11" x 11'6" Pvc double glazed window to rear, full width double wardrobes with sliding mirrored doors, matching dressing table, radiator.

**BEDROOM TWO:** 10'2" x 9'11" Pvc double glazed window to rear, radiator, storage cupboard/built-in wardrobe.

**BEDROOM THREE:** 10'11" x 7'9" Pvc double glazed window to front, radiator.

**BATHROOM:** 8'10" x 8'10" Obscure pvc double glazed window to front, corner bath, double walk-in shower unit with glazed shower screen, feature tiled splash backs, wash hand basin with display/storage shelf above, low level wc, wooden flooring, tiled walls, radiator.

**GARAGE:** 16'4" x 7'10" Double doors to front, shelving to walls (Please check the suitability of the garage for your own vehicle)

**OUTSIDE:** Decking area with steps leading to lawned area having borders with a variety of mature, well tended shrubs, bushes and trees, separate tier to rear with timber shed and fencing.

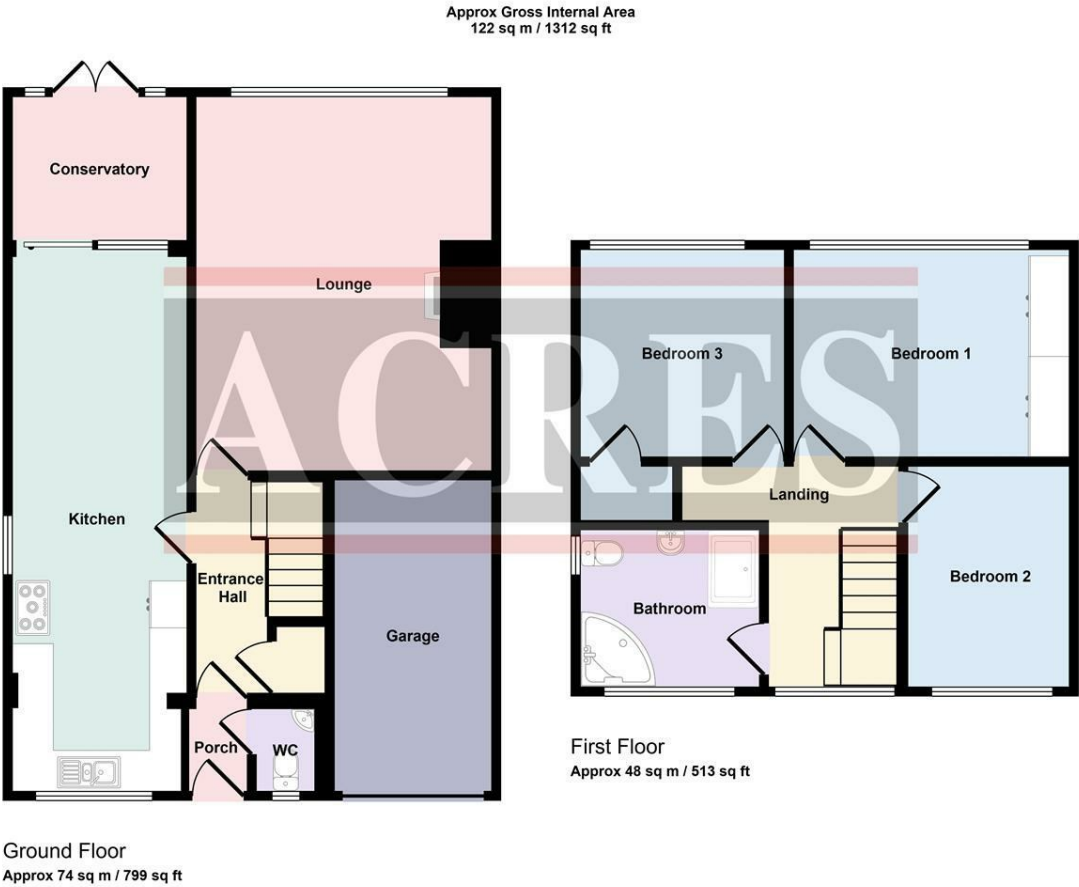


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** C                      **COUNCIL :** Walsall

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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      | 80        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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.