ACRES

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



- Extended semi-detached family home
- Finished & decorated to a high standard throughout
- Three bedrooms
- Recently renovated contemporary family bathroom
- Spacious formal family lounge
- Stunning open-plan family kitchen, dining & living area
- Utility, guest wc & garage
- Modern provisions for electric blinds & doors
- Located within a highly regarded school catchment area
- Excellent access to local amenities & transport links





KINGSWOOD DRIVE, STREETLY, B74 2AN - OFFERS OVER £450,000

Located on the ever-popular Kingswood Drive in Streetly, this impressive extended, semi-detached family home offers a wonderful combination of contemporary styling, practical family living and high-quality finishes throughout.

Upon entering the property, viewers are welcomed by a bright and inviting entrance hallway leading through to a spacious formal family lounge. To the rear of the property lies the true heart of the home; a stunning open-plan family kitchen, dining and living area. Thoughtfully designed to accommodate modern lifestyles, this superb space offers ample room for cooking, dining and socialising whilst benefiting from an abundance of natural light. The property also benefits from modern provisions for electric blinds and doors, enhancing both convenience and comfort. The first floor offers bedrooms, all presented to an excellent standard and a recently renovated family bathroom, finished with contemporary fittings and a stylish design.

Externally, the property enjoys attractive surroundings backing onto playing fields and is perfectly positioned for access to a range of local amenities. Early viewing is highly recommended.

Set back from the roadway, in a cul-de-sac location, behind a multi-vehicle driveway providing off road parking, access to the property via a composite anti-snap multi-locking front door into:

RECEPTION HALLWAY: Having feature panelling and bespoke under stairs storage, stairs off, radiator, doors to:

LOUNGE: 13'3" x 11'6" Pvc double glazed bay window to front, wood effect flooring, modern cylinder radiator, feature panelling to walls.

SUPERB OPEN PLAN KITCHEN/DINING AREA: 24'1" max / 14'1" min x 23' max / 15'7" min Double glazed electronic sliding doors to rear, three Velux skylights, double bowl sink/drainer unit set into quartz work surfaces, complementary splash backs, there is a comprehensive range of fitted handleless units to both base and wall level including drawers, under unit lighting, central island unit with breakfast bar having co-ordinating base units and breakfast bar with space for four stools, inset eye level double oven/grill, integrated fridge/freezer and dishwasher, larder unit, four ring ceramic hob with induction canopy over, space for dining table and chairs, space for sofa/s, media wall, feature panelling, under floor heating, power for provision of electronic blinds, controls for smart switches and speakers, door to:

UTILITY ROOM: Velux skylight, ceramic sink unit set into matching quartz work surfaces, space for fridge/freezer, plumbing and space for washing machine and dryer, fitted wall and base units, tiled flooring, door to:

GUESTS WC: Low level wc, wash hand basin with splash backs and vanity unit below, storage/display shelf, tiled flooring.

STAIRS TO LANDING: Having glazed panels, obscure pvc double glazed window to side, doors to:

BEDROOM ONE: 13'9" x 11'6" Pvc double glazed bay window to front, radiator.

BEDROOM TWO: 11'6" x 11'4" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 8' x 6'9" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 7' x 5'10" Obscure pvc double glazed window to rear, matching suite with bath having rainfall spray shower and glazed splash screen, tiled splash backs, tiled display/storage shelving, built-in low level wc, wash hand basin with vanity unit below, sensor mirror, tiled flooring, ladder style radiator.

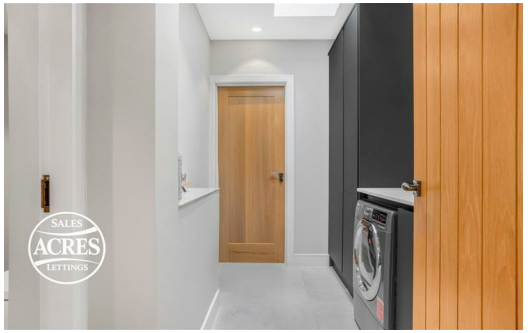
GARAGE: 10'4" x 6'8" Rolling up and over door to front, space for shelving (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Having an open rear aspect over paying fields, enclosed by timber fencing, paved patio and borders with shrubs and bushes.





















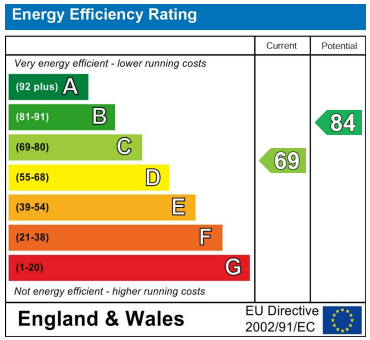
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

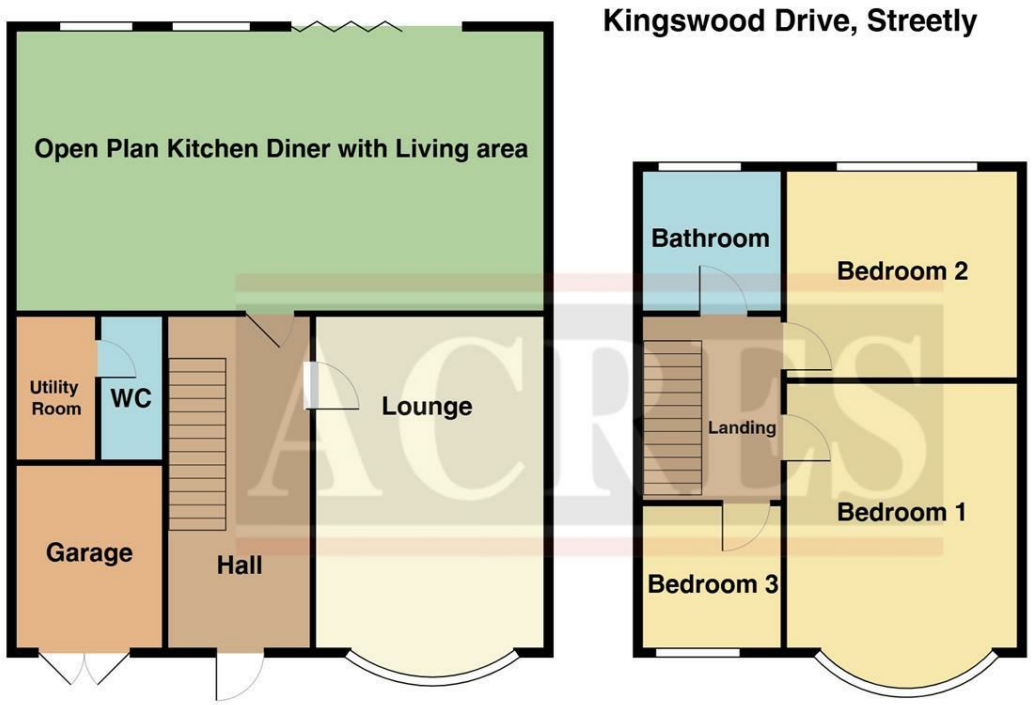
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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.