

# ACRES

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- Semi-detached family home
- Three bedrooms
- Well appointed shower room
- Through lounge/dining area
- Breakfast kitchen
- Garage & guests wc
- Rear garden
- Triple glazed windows
- Popular, convenient location
- No upward chain



***MANOR ROAD, STREETLY, B74 3NG - OFFERS AROUND £425,000***

This beautifully presented three-bedroom semi-detached home on Manor Road, Streetly, comes with no upward chain and is ready to move into. Offering a dual-aspect lounge diner, a newly renovated breakfast kitchen, and a modern refitted shower room, this property combines style and practicality. It benefits from gas central heating and triple glazing (both where specified). Located in a sought-after area with excellent transport links to Birmingham and Sutton Coldfield, as well as being close to top local schools, it's a perfect choice for families or first-time buyers. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with shrubs to side, access to the property is gained via:

**ENCLOSED PORCH:** Pvc triple glazed door and windows to front, tiled floor, opening through an obscure glazed multi-locking door into:

**RECEPTION HALL:** Obscure stained glass effect window to front, wood effect flooring, stairs off, storage/display unit, under stairs storage, radiator, door to:

**THROUGH LOUNGE/DINING AREA:** 22'8" x 11'2" Pvc triple glazed bay window to front, pvc triple glazed sliding patio doors to rear, sound proofing to walls, two radiators.

**GUESTS WC:** Low level wc, built-in wash hand basin, tiled splash backs, part tiled walls, wood effect flooring.

**BREAKFAST KITCHEN:** 16'5" x 8'4" Pvc triple glazed window and door to rear, stainless steel sink unit set into rolled edge work surfaces, brick effect tiled splash backs, there is a range of matching units fitted to both base and wall level including drawers, breakfast bar having space for two stools, integrated fridge/freezer, Bosch oven, grill and microwave, Neff five ring gas hob with extractor canopy over, tiled flooring, radiator, door to garage.

**STAIRS TO LANDING:** Obscure pvc triple glazed window to side, doors to:

**BEDROOM ONE:** 13'1" max / 11' min x 11'1" Pvc triple glazed bay window to front, radiator.

**BEDROOM TWO:** 11'1" x 10'1" Pvc triple glazed window to rear, radiator.

**BEDROOM THREE:** 7'6" x 6'8" Pvc triple glazed window to rear, radiator.

**SHOWER ROOM:** 8' x 7'10" Obscure pvc triple glazed window to rear, renewed suit comprising large double walk-in shower cubicle with glazed screen, feature tiled splash backs, built-in wash hand basin, low level wc, vanity unit, display/storage shelving, sensor mirror, built-in storage cupboard, wood effect tiled flooring, chrome ladder style radiator.

**GARAGE:** 15'6" x 8'2" Up and over garage door to front, glazed window to front, space for fridge/freezer, plumbing and space for washing machine and dryer, fitted shelving. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area with walkway, lawed area with borders with decorative pebble and a variety of mature shrubs and bushes, to the rear there is a timber shed and summerhouse (space and potential for outdoor home office/gym/hobby room)

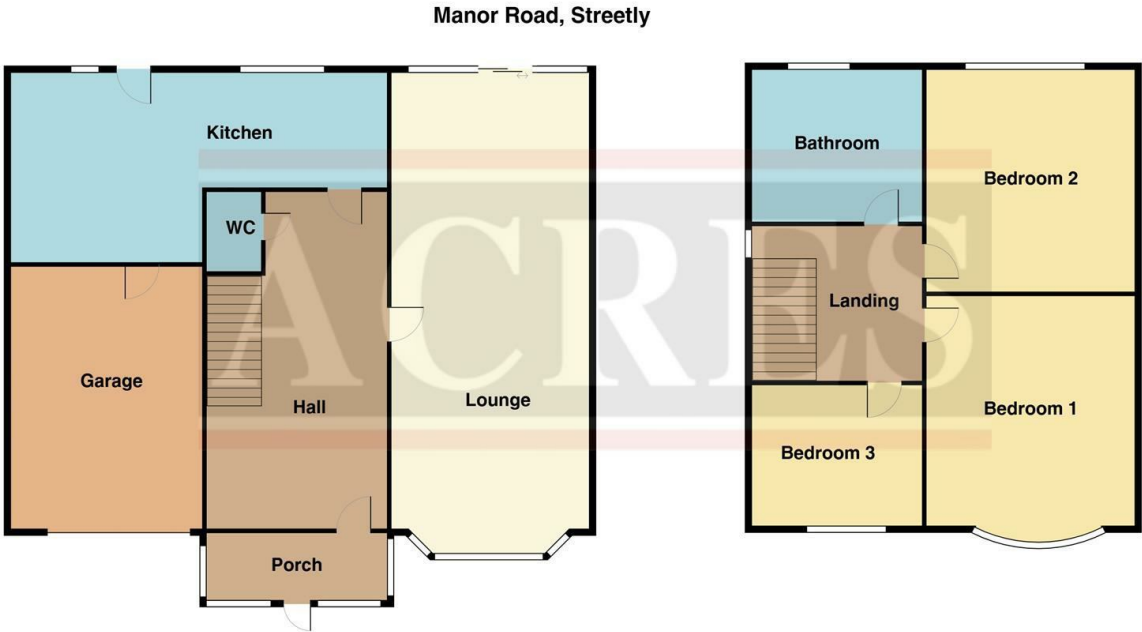
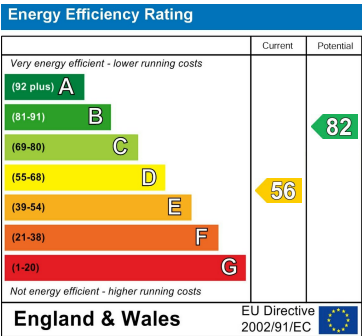




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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



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.

