

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Well presented semi-detached family home
- Three well proportioned first floor bedrooms.
- Versatile ground floor fourth bedroom, playroom or home office.
- Spacious through lounge/dining room
- Fitted breakfast kitchen.
- Bright & airy conservatory overlooking the rear garden
- Well appointed family bathroom & separate WC
- Private rear garden.
- Conveniently located close to excellent local schools, shops & transport links.



FORDWATER ROAD, STREETLY, B74 2BG - OFFERS OVER £365,000

Situated on the ever popular Fordwater Road, this well proportioned semi-detached family home offers flexible and spacious accommodation, perfectly suited to growing families. Ideally positioned within easy reach of highly regarded schools, local shopping facilities, transport links and everyday amenities, the property benefits from versatile living space including a generous lounge/diner, breakfast kitchen, conservatory and a ground floor fourth bedroom or additional reception room. To the first floor are three bedrooms, family bathroom and separate wc. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Set back from the roadway behind a multi-vehicle paved driveway, access to the property is gained via pvc double glazed door into

PORCH: Pvc double glazed windows to front and side, pvc double glazed door into:

RECEPTION HALL: Obscure double glazed inset, wood effect flooring, radiator, stairs off, doors to:

LOUNGE: 20'6" max / 19'4" min x 10'6" Pvc double glazed French doors and patio doors to rear, coal effect feature fireplace, radiator, door to:

CONSERVATORY: 11'1" x 9'9" Pvc double glazed windows to each elevation and French doors to side, wood effect flooring.

DAY ROOM/POTENTIAL BEDROOM FOUR: 15'7" x 8'2" Pvc double glazed window to front, obscure double glazed window to side, radiator, wood effect flooring.

FITTED KITCHEN: 11'8" x 7'9" Pvc double glazed window to front, one and a half bowl sink/drainage unit set into box edged work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, space for fridge/freezer, space for cooker, oven and grill, space for breakfast bar, wood effect flooring, radiator.

UTILITY ROOM: Obscure pvc double glazed door to side, plumbing and space for washing machine, space for tumble dryer, tiled flooring, door to:

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

STAIRS TO LANDING: Pvc double glazed window to front, doors to:

BEDROOM ONE: 11'9" x 10'4" Pvc double glazed window to rear, radiator.

BEDROOM TWO: 12'2" x 8'1" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 10'5" x 8'4" max / 7'3" min Pvc double glazed window to rear, radiator.

WC: Obscure pvc double glazed window to side, low level wc, wall hung wash hand basin, tiled walls, radiator, tiled floor.

BATHROOM: 8'7" x 5' Obscure pvc double glazed window to side, bath with shower over, enclosed shower cubicle with glazed shower screen, wash hand basin with vanity unit below, tiled walls and floor, chrome ladder style radiator.

OUTSIDE: Paved patio area with lawn having borders with a variety of mature shrubs, bushes and trees, timber shed, further rear patio area.



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)

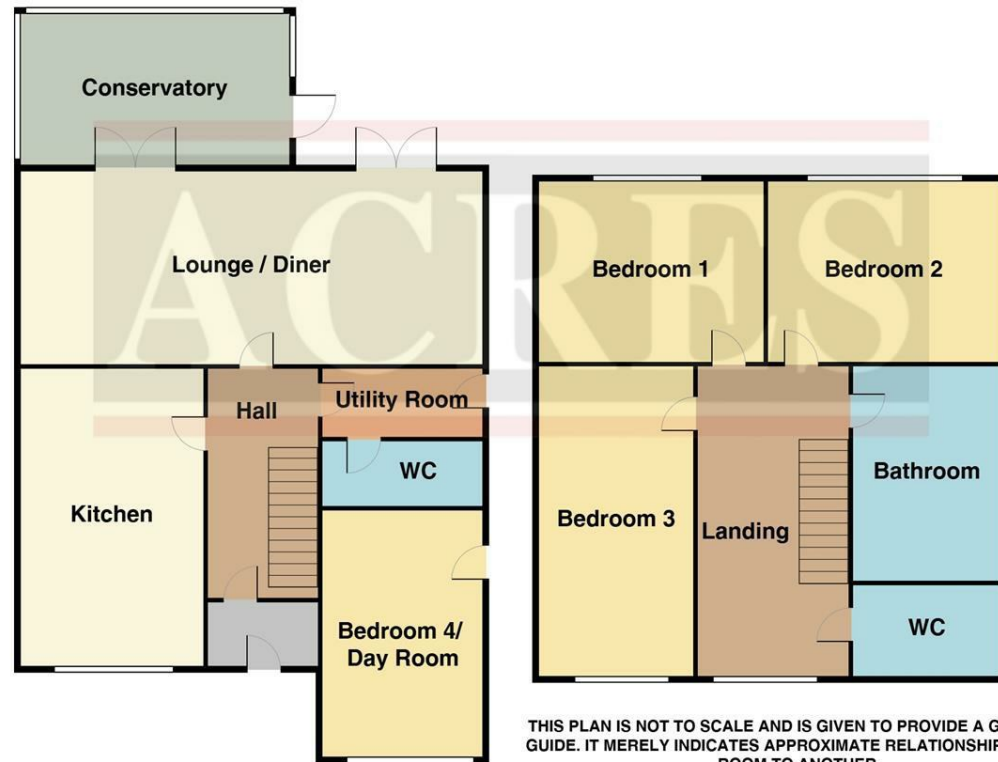
COUNCIL TAX BAND : C **COUNCIL :** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

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



Fordwater Road, Streetly, B74 2BG



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.

