

ACRES

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

- Two double bedrooms
- En suite shower room
- Family bathroom
- Attractive lounge/dining room
- Fitted kitchen
- Allocated parking
- Security intercom door release
- Central Streetly village location,
- Opposite Sutton Park



HORSLEY ROAD, STREETLY, B74 3FE - OFFERS OVER £185,000

This well presented and maintained apartment is set in a central location within Streetly village opposite Sutton Park, offering gas central heating and pvc double glazing (both where specified), the apartment fully benefits from a security intercom door release system and allocated parking together with separate visitor parking. With a variety of shrubs, bushes and trees the property is entered via a communal entrance hallway, access to the property via front door opening into welcoming reception hallway with a good size lounge and separate dining area, fitted kitchen, two double bedrooms, master benefitting from an en-suite shower room and a further family bathroom. To fully appreciate the property on offer we highly recommend an internal inspection.

Set back from the roadway there is allocated and visitor parking spaces with well maintained gardens leading to the communal entrance with security intercom door release system, opening to the communal hallway with stairs off to second floor and multi-locking front door opens to:

RECEPTION HALL: Useful storage cupboard, wood effect flooring, radiator.

LOUNGE/DINING AREA: 23'2" x 11'2" Pvc double glazed windows to front and side, wood effect flooring, space for sofa and dining table, two radiators.

FITTED KITCHEN: 11'2" x 6'1" Pvc double glazed window to rear, one and a half bowl sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level, four ring gas hob with extractor canopy over, integrated oven/grill, integrated dishwasher, tiled splash backs, wood effect flooring.

BEDROOM ONE: 16'1" x 11'2" Pvc double glazed window to rear, two built-in wardrobes, wood effect flooring, radiator, access to:

EN-SUITE SHOWER ROOM: Enclosed shower cubicle, low level wc, wash hand basin, part tiled walls.

BEDROOM TWO: 13'1" x 9'2" Pvc double glazed windows to rear, double built-in wardrobe, radiator.

BATHROOM: 6'5" x 5'5" Pvc double glazed window to side, low level wc, part tiled walls, wash hand basin, bath with tiled effect flooring.



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

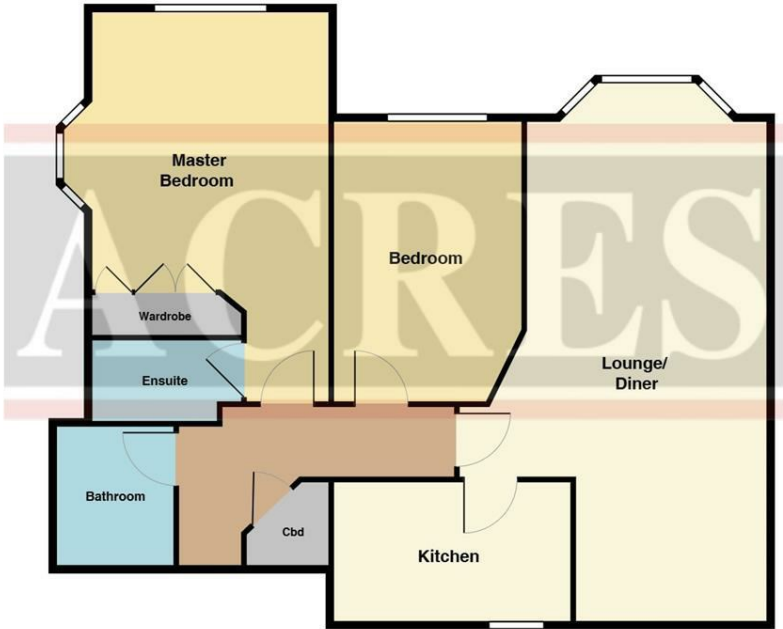
COUNCIL TAX : D

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	78	78
(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	



Horsley Road, Streetly, Walsall, B74 3FE



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.