

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Family bathroom
- ◆ Additional separate wc
- ◆ Attractive, spacious lounge
- ◆ Fitted breakfast kitchen
- ◆ Side garage
- ◆ Optional third bedroom/snug
- ◆ Set on a sweeping corner plot
- ◆ No upward chain



17 SILVER BIRCH ROAD, STREETLY, B74 3PD- PRICE GUIDE £465,000

This imposing, spacious, freehold, detached dormer bungalow/family home, is set in a prime, central and sought after location, abutting Grosvenor Avenue. Complemented by gas central heating and pvc double glazing (both where specified), the property is enhanced further by its convenient location, being set within only a few hundred metres of local shops, buses and additionally, if needed, is served by well regarded schooling. To appreciate fully the property on offer, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, welcoming reception hall, attractive, spacious lounge, fitted breakfast kitchen, two ground floor bedrooms, the second having the option of being utilised as a snug/day room as preferred, and family bathroom. To the first floor there is a further double bedroom and separate wc/potential shower room, the property has a low maintenance rear garden and side garage.

Set back from the roadway behind a sweeping in 'n' out, block paved driveway to fore and side, access is gained to the property via pvc double glazed doors opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to side, tiled floor, part pvc double glazed door opens to:

RECEPTION HALLWAY: Obscure pvc double glazed window to front, radiator, tiled floor, under stairs storage cupboard.

ATTRACTIVE LOUNGE: 18'6" x 12' Pvc double glazed bow window to fore with two further double glazed windows to side, Minster style feature fire surround with hearth, mantle and central electric coal effect fire, two double radiators, wood laminate flooring.

FITTED BREAKFAST KITCHEN: 14'10" x 11' Pvc double glazed windows to front and side, one and a half bowl sink unit having double base unit beneath, there is a further range of fitted units to both base and wall level including drawers, integrated fridge and freezer, recesses for washing machine and dishwasher, fitted electric oven having hob above, in turn having concealed extractor canopy over, complementary rolled edge work surfaces with tiled splash backs, double radiator, space for breakfast table, useful pantry cupboard having pvc double glazed window to side and shelving.

REAR LOBBY: Part pvc double glazed door to rear garden, fitted wall and base units.

BEDROOM ONE: 13' x 12' Pvc double glazed window to side, double radiator, wood laminate flooring.

BEDROOM TWO / OPTIONAL SNUG: 13'3" x 11'4" Two pvc double glazed windows to rear with pvc double glazed sliding patio doors to garden, Minster style fireplace with hearth, mantle and central electric coal effect fire, radiator, wood laminate flooring.

BATHROOM: Two pvc double glazed obscure windows to rear, matching white suite comprising bath having shower over with splash screen, vanity wash hand basin with base unit beneath, low flushing wc, double radiator, tiled splash backs and floor, linen cupboard.

STAIRS TO LANDING: Double glazed Velux window to side, wood laminate flooring, door giving access to boarded loft/eaves area.

BEDROOM THREE: 13' x 11'2" Pvc double glazed window to side, double radiator, wood laminate flooring.

SEPARATE WC / POTENTIAL SHOWER ROOM: Double glazed Velux window to side, low flushing wc, matching wash hand basin, radiator, tiled splash backs, wood laminate flooring, storage cupboard.

SIDE GARAGE: 18'6" x 7'6" (Please check the suitability of this garage for your own vehicle) Pvc double glazed window and door to garden.

OUTSIDE: Paved patio/low maintenance garden having timber fencing and shed, together with gate giving access to fore.



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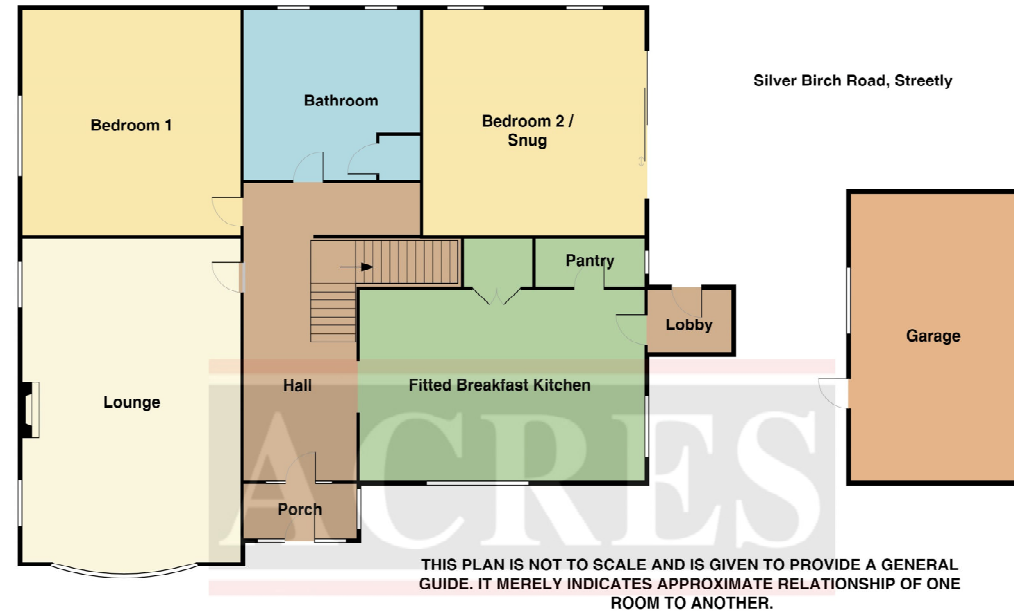
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: E

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set on the corner of Grosvenor Avenue & Silver Birch Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.