

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Three bedrooms
- Each bedroom with wardrobes
- Well appointed family bathroom with separate shower
- Through lounge/dining room with media wall
- Snug/play room
- Extended, fitted breakfast kitchen
- Guests wc
- Mature, well tended rear garden
- Much improved & presented
- Close to well regarded schooling & local shops



**ELMTREE ROAD, STREETLY, B74 3RZ - OFFERS OVER £385,000**

This superbly presented and much improved, extended semi-detached family home, is set in a sought after, central location, close to well regarded schooling for all ages. Having local shops and public transport links close by, the property also is set within a close proximity of Sutton Park. The property is complemented by gas central heating and pvc double glazing (both where specified) and briefly comprises porch, reception hall, through lounge/dining area, fitted breakfast kitchen, snug/play room, guests wc, three bedrooms, all with wardrobes and a well appointed family bathroom. To the rear is a well maintained, mature rear garden with patio area. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway, access to the property is gained via a multi-locking door with frosted glazed insets opens into:

**PORCH:** Pvc double glazed frosted windows to front, storage cupboard, tile effect flooring, obscure pvc double glazed front door into:

**RECEPTION HALL:** Large useful storage cupboard, stairs off, wood effect flooring, radiator with contemporary cover, doors to:

**GUESTS WC:** Low level wc, wash hand basin with vanity unit, wood effect flooring, display shelf and mirror.

**LOUNGE/DINING AREA:** 28'3" x 10'7" Pvc double glazed bay window to front, pvc double glazed French doors to rear, bespoke display/storage unit with media wall and living flame effect feature fireplace, radiator, modern vertical radiator, space for dining table.

**BREAKFAST KITCHEN:** 18'4" max / 8'6" min x 16'1" max / 6'9" min Two pvc double glazed windows to rear, pvc double glazed multi-locking door to side, being open plan having dining/family area, double bowl sink/drainage unit set into box edged quartz work surfaces, white brick effect tiled splash backs, there is a range of shaker style fitted units to both base and wall level including drawers, central island with breakfast bar having space for four stools and additional base units, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, space for Range style cooker, wood effect flooring, two radiators.

**SNUG/PLAY ROOM:** 15' max / 11' min x 7'4" Pvc double glazed bay window to front, wood effect flooring, radiator.

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

**BEDROOM ONE:** 11'10" x 9'9" Pvc double glazed window to front, four double and one single built-in wardrobe, radiator.

**BEDROOM TWO:** 11'10" x 11'6" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 8'8" x 7'7" Pvc double glazed window to front, double built-in wardrobe, radiator.

**FAMILY BATHROOM:** 8'8" x 7'11" Obscure pvc double glazed windows to side and rear, matching suite comprising freestanding bath, corner enclosed shower cubicle with glazed sliding shower screen, wash hand basin with vanity unit below and storage ledge, low level wc, wall mounted storage unit, tile effect flooring, tiled walls, chrome ladder style radiator.

**OUTSIDE:** Paved patio area for seating, steps to lawn with borders having borders with mature shrubs and bushes, space for shed.



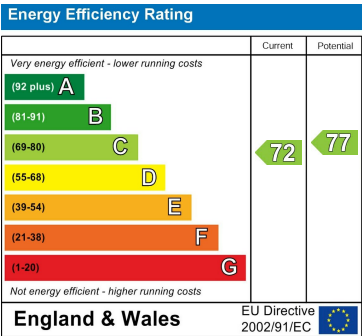




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

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.