ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Four bedrooms
- En-suite shower room to master
- Well appointed family bathroom
- Generous lounge
- Home office/study
- Breakfast kitchen combining dining and family area
- Guests wc & utility room
- Garage & delightful rear garden
- Gated driveway
- Popular, sought after location, close to schooling

MANOR ROAD, STREETLY, B74 3NQ - OFFERS AROUND £695,000

This modern, detached family home, is set in a popular, convenient and sought after location, close to local shops on Chester Road and Streetly Village. Having access to well regarded schooling and local bus services, the property also has the delightful Sutton Park within a few hundred yards. The property briefly comprises of reception hall, study, generous lounge, breakfast kitchen with family/dining areas, utility room and guests wc. To the first floor are four bedrooms, the master having an en-suite shower room and a well appointed family bathroom. Externally there is a side recessed garage and a mature rear garden. Viewing highly recommend to appreciate the location and proportions on offer.

Set back from the roadway behind a multi-vehicle driveway, having cast iron gates and fore garden, access to the property is gained via an double glazed door opening to:

RECEPTION HALL: Obscure double glazed window to front, tiled floor with under floor heating, stairs off, under stairs storage cupboard, doors off to:

STUDY: 7'9" x 6'2" Pvc double glazed window to front, under floor heating.

LOUNGE: 23'1" x 11'8" Pvc double glazed box window to front, coal effect feature fireplace with stone hearth and surround, under floor heating.

BREAKFAST KITCHEN: 25' x 10'6" Two pvc double glazed French doors to rear, one and a half bowl sink/drainer unit set into granite work surfaces, there is a comprehensive range of Poggen Pohl fitted units to both base and wall level including drawers, inset Siemans oven/grill, ceramic hob with extractor over, integrated dishwasher and fridge/freezer, larder unit, space for dining table, power & wiring for media wall, under floor heating, door to:

UTILITY ROOM: 6'11" x 5' Obscure pvc double glazed multi-locking door to side, stainless steel sink unit set into rolled edge work surfaces, additional fitted wall and base units, plumbing and spaces for washing machine and dryer, tiled floor with under floor heating.

GUESTS WC: Obscure pvc double glazed window to side, low level wc, wall hung wash hand basin, tiled splash backs, tiled floor with under floor heating.

STAIRS TO LANDING: Useful storage cupboard, access to loft with a 3.2m height and offers scope for conversion (subject to planning), radiator, doors to:

BEDROOM ONE: 16'6" max / 14'5" min x 11'11" Pvc double glazed window to front, large double built-in wardrobe, radiator, door to:

EN-SUITE: 8'2" x 4'6" Obscure pvc double glazed window to side, walk-in double shower unit, tiled walls, wash hand basin, low level wc, wall hung storage cupboard, chrome ladder style radiator.

BEDROOM TWO: 13'7" x 9'4" Pvc double glazed window to front, one double built-in wardrobe, radiator.

BEDROOM THREE: 11' x 8'3" Pvc double glazed window to rear, radiator.

BEDROOM FOUR: 9' x 8' Pvc double glazed window to rear, built-in double storage cupboard, radiator.

BATHROOM: 6'11" x 6'5" Pvc double glazed obscure window to rear, matching Villeroy & Boch suite comprising bath with feature tiled splash backs, shower over and glazed splash screen, wash hand basin, low level wc, tiled walls and floor, wall mounted storage cupboard, chrome ladder style radiator.

SIDE RECESSED GARAGE: 18'6" x 9'10" Electric up and over garage door, obscure double glazed door to side (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved rear patio with steps to lawn area, borders with mature shrubs and bushes.

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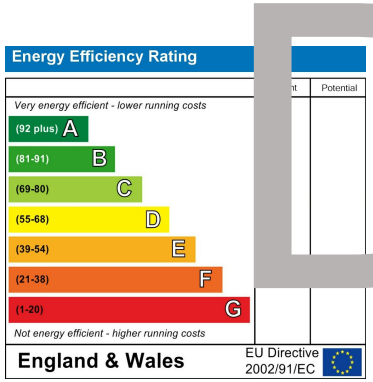
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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 COUNCIL: Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.