

# ACRES

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- Deceptively spacious, detached family home
- Five double bedrooms
- Two en-suite shower rooms
- Well appointed family bathroom
- Lounge & study
- Second study/playroom/additional bedroom/store
- Substantial, enlarged, open plan dining kitchen with family area
- Double garage & guests wc
- Private, landscaped rear garden
- No upward chain



**PEMBURY CLOSE, STREETLY, B74 2FH - OFFERS OVER £665,000**

This freehold, significantly improved, extended, detached family home, is set in a cul-de-sac location, being within short walking distance of well regarded schooling for all ages and local bus services. Offering a host of amenities and facilities close by, the property is also well positioned for Sutton Park, with all it's natural beauty and walkways. The house has spacious proportions with options for flexible living. Complemented by pvc double glazing, gas central heating (both where specified) and engineered wooden flooring throughout the ground floor. The enlarged accommodation briefly comprises porch, reception hall, study/playroom or additional bedroom (currently used as storage), guests wc, generous rear lounge, second study and a spacious, open plan breakfast kitchen with family area. To the first floor there are five double bedrooms, two having en-suite shower rooms and a further well appointed family bathroom. Externally the property offers a double garage and private, landscaped rear garden with decking and patio areas. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, access is gained to the property via:

ENCLOSED PORCH: Pvc double glazed door and windows opening to:

RECEPTION HALLWAY: 21'2" x 6'2" Obscure pvc double glazed front door with two obscure pvc double glazed windows to front, door to garage, stairs off with under stairs storage area, radiator.

OFFICE/PLAYROOM/ADDITIONAL BEDROOM/STORE: 8'1" x 7' Pvc double glazed window to front, radiator, a multi-purpose room currently utilised as storage, with option for playroom/home office/additional bedroom as preferred.

GUESTS WC: Obscure pvc double glazed window to side, low level wc, wall hung sink unit, display/storage shelf, radiator.

STUDY: 9'5" x 8'4" Pvc double glazed French doors to side, made to measure, built-in office storage units having desk and shelving, radiator.

REAR LOUNGE: 16'7" x 13'11" Pvc double glazed window to side, pvc double glazed patio doors to rear, coal effect feature fireplace with marble hearth and surround, traditional mantle over, radiator.

ENLARGED OPEN PLAN BREAKFAST KITCHEN HAVING FAMILY AREA: 28'2" x 19'2" max

Family Area: Pvc double glazed windows to side and rear, pvc double glazed French doors to side, being open plan and having space for sofas and an 8 seater dining table, radiator.

Kitchen: Two stainless steel sink units inset into granite work surfaces, a range of fitted units to both base and wall level including drawers, integrated Bosch eye level oven and grill, Bosch four ring induction hob with extractor canopy above, integrated dishwasher, space for American style fridge/freezer, central island unit with breakfast bar having matching granite work surfaces and space for stools, plumbing for washing machine space for tumble dryer, two useful larder style storage cupboards, further cupboard housing recently renewed combi-boiler with shelving.

STAIRS TO LANDING: Airing/linen cupboard, door to:

BEDROOM ONE: 15'5" x 13'1" Pvc double glazed window to rear, two double and two single built-in wardrobes, dressing table, bedside units, chest of drawers, access to bedroom five, door to:

EN-SUITE SHOWER ROOM: 10'5" x 5'8" Obscure pvc double glazed window to side, matching white suite comprising double shower cubicle with splash backs, Corian vanity unit with Corian sink and worktop, display/storage and two storage cupboards to side, low level wc, tiled flooring, under floor heating.

BEDROOM TWO: 12'2" x 11'6" Pvc double glazed window to front, walk-in wardrobe with a range of drawers, shelves and hanging space, one double and two single built-in wardrobes having overhead storage, radiator, door to:

EN-SUITE SHOWER ROOM: 8'4" x 3'5" Obscure pvc double glazed window to side, enclosed shower cubicle with glazed door, sink unit, low level wc, radiator, tiled splash backs.

BEDROOM THREE: 16'8" x 13'9" Pvc double glazed window to front, space for wardrobes and home study area, space for double bed and bedside units, radiator.

BEDROOM FOUR: 13'3" x 12'4" Pvc double glazed window to rear, useful storage cupboard, radiator.

BEDROOM FIVE: 11'5" x 7'11" Pvc double glazed window to side, radiator, door to landing and access to bedroom one to enable use as a nursery/dressing room.

FAMILY BATHROOM: 8'2" x 5'1" Obscure pvc double glazed window to side, matching white suite comprising bath with shower over, glazed splash screen and tiled splash backs, low level wc, sink unit, tile effect flooring, radiator.

DOUBLE GARAGE: 17'1" x 16'10" Two up and over garage doors (Please check the suitability of this garage for your own vehicle)

OUTSIDE: A delightful, recently landscaped outdoor space comprising paved patio area with steps leading to lawn with further decked space for seating, space for potential pond and or sunken trampoline, bedding areas with mature trees, having shrubs and bushes.



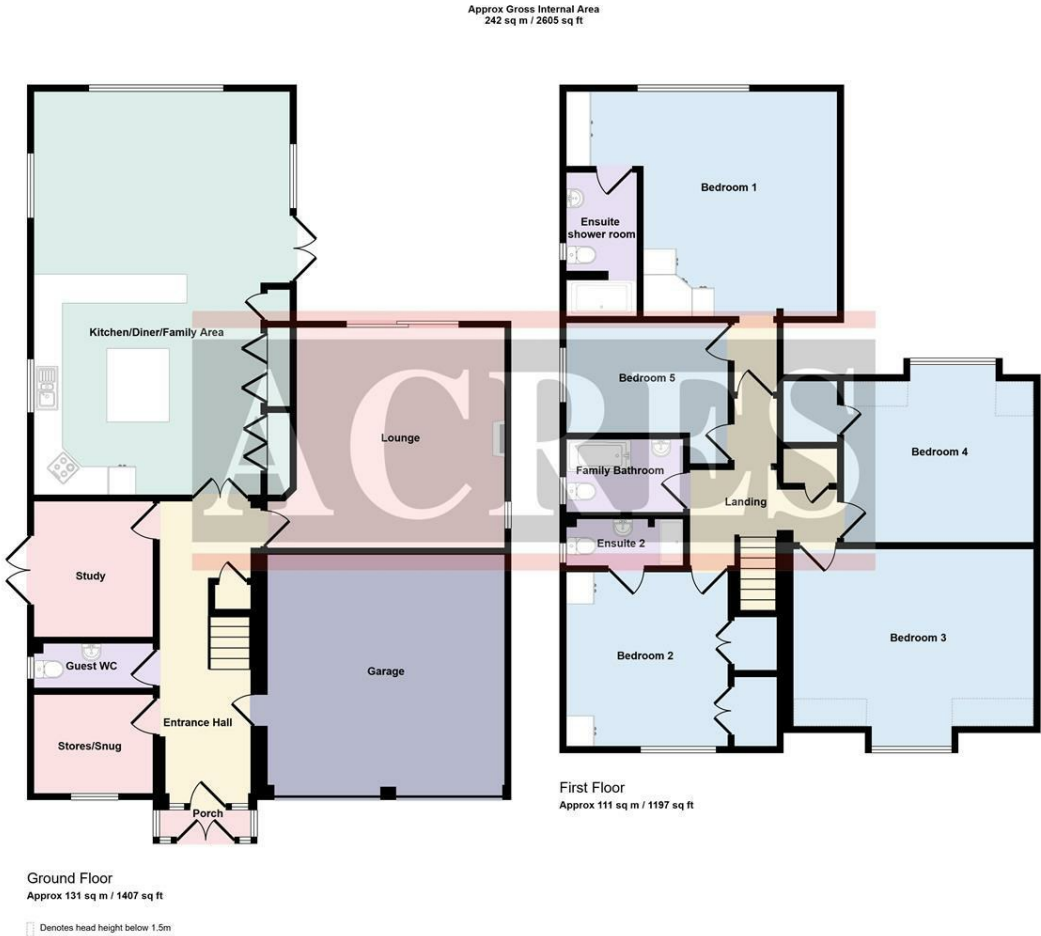
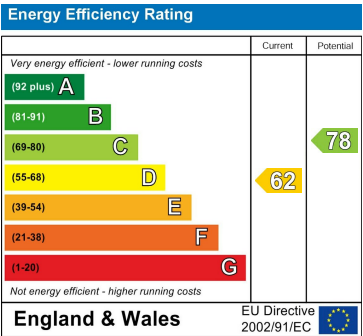




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 323 3088



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 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.

