

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three good sized bedrooms
- ◆ Well appointed family bathroom
- ◆ Spacious lounge
- ◆ Open plan kitchen/diner
- ◆ Separate play/sitting room
- ◆ Utility & guests wc
- ◆ Generous, well maintained rear garden
- ◆ Close to Sutton Park
- ◆ Approved plans for extension



***18 CHESTER ROAD NORTH, STREETLY, B73 6SR - OFFERS AROUND £470,000***

This well presented and much improved, freehold, semi-detached family home, is positioned in a convenient location, being set close to well regarded schooling and Sutton Park. The property is close to shopping facilities and public transport links by way of local bus services and excellent road links, including access to the Midlands motorway network. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises enclosed porch, reception hall, spacious lounge, open plan kitchen/diner, utility room, guests wc and additional play/sitting room. To the first floor there are three bedrooms, the master having built-in wardrobes and a well appointed family bathroom. To the rear of the property is a generous, mature and well maintained rear garden. There are approved plans available for a possible extension. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway providing off road parking, the accommodation is entered via timber stained double doors with decorative stained glass insets opening to:

**ENCLOSED PORCH:** Timber stained decorative stained glass front door with matching windows to side opening to:

**RECEPTION HALL:** 12'6" x 6'11" Under stairs storage, traditional cast iron radiator, tiled flooring.

**SPACIOUS LOUNGE:** 12'3" x 11'3" Pvc double glazed bay window to front with stained glass insets, having a fitted window seat and fitted shutters, coal effect gas fire with feature fireplace, built-in shelving to walls, radiator.

**DINING AREA:** 17'8" x 11'11" Pvc double glazed French doors and window to rear, log burner with a rustic brick recess, tiled hearth, timber surround and mantle, traditional cast iron radiator.

**FITTED KITCHEN:** 16'8" x 8'8" Two pvc double glazed windows to rear, granite effect work surfaces, there is a range of fitted units to both base and wall level including pan drawers, double Belfast sink unit, Range style cooker, tiled splash backs, space for fridge/freezer with overhead storage cupboards and drawers, pantry cupboard, integrated dishwasher, vertical radiator.

**UTILITY:** Door to side, plumbing for washing machine, space for dryer, shelving.

**GUESTS WC:** Low level wc, wall hung sink unit, ladder style radiator.

**PLAY/SITTING ROOM:** 11'1" x 8'9" Pvc double glazed window to front with decorative stained glass insets, radiator.

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

**BEDROOM ONE:** 11'4" x 15' Pvc double glazed bay window with stained glass insets to front with fitted shutters, three double built-in wardrobes, radiator.

**BEDROOM TWO:** 12'5" x 12'1" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 8'2" x 7'8" Pvc double glazed window to front with fitted shutters, radiator.

**BATHROOM:** 8'8" x 6'11" Pvc double glazed obscure window to rear, matching white suite comprising freestanding bath, sink with vanity unit, decorative shelf, separate shower cubicle with sliding glazed doors, traditional cast iron radiator, tiled splash backs and flooring.

**OUTSIDE:** Paved patio area having steps to a generous, landscaped, mainly lawned rear garden, there is a variety of mature shrubs and bushes, timber fencing.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

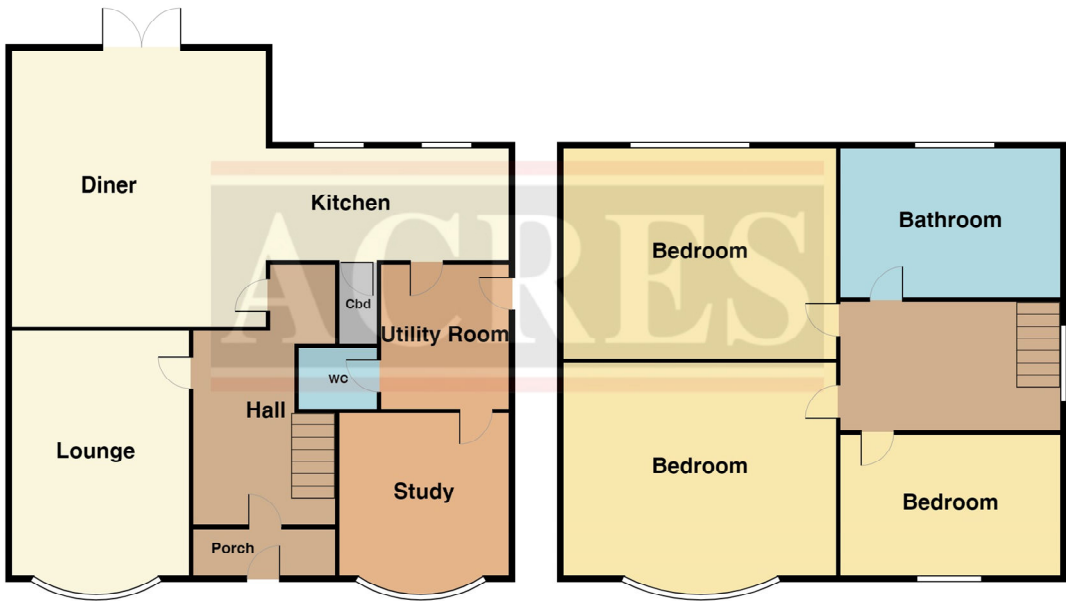
**TENURE:** We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser’s Solicitor)

**COUNCIL TAX BAND:** D

**FIXTURES & FITTINGS:** Fitted carpets are included within the sale.

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 150.6 m² ... 1621 ft²  
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.