

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- Detached family home
- Three bedrooms
- Well appointed family bathroom
- Lounge
- Separate dining room
- Fitted kitchen
- Utility
- Garage
- Substantial rear garden
- Sought after location



CHESTER ROAD, STREETLY, B74 3NE - OFFERS AROUND £480,000

This delightful, well maintained, freehold, detached family home, is set in a sought after location within Streetly, close to well regarded schooling. Ideally positioned within walking distance of a host of shopping facilities and amenities, together with Sutton Park. The property is directly adjacent to a readily available bus service and has access to the Midlands motorway network and excellent road links. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises porch, reception hall, lounge, separate dining room and fitted kitchen with side utility. To the first floor there are three bedrooms and a well appointed family bathroom, the property also offers a substantial rear garden and garage. Having the potential for enlargement/alteration (subject to necessary permissions), to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set on a service road, off the main Chester Road, the property is accessed via a multi-vehicle driveway into:

PORCH: Double glazed door and two double glazed windows, picture window into lounge, storage cupboard, opening to:

RECEPTION HALL: Obscure glazed door to front, storage cupboard, stairs off to first floor, radiator, doors to:

LOUNGE: 16'5" x 10'9" Pvc double glazed bay window to front, coal effect gas feature fire with marble hearth and surround, radiator.

DINING ROOM: 10'9" x 13'6" Two pvc double glazed windows and French doors to rear, coal effect feature fire with contemporary mantle and marble hearth, radiator.

FITTED KITCHEN: 9'6" x 7'6" Pvc double glazed window to rear, large sink unit set into rolled edge work surfaces, there is a range of units fitted to both base and wall level including drawers, complementary tiled splash backs, induction hob with extractor canopy above, integrated Bosch oven and grill, pantry/storage unit, space for fridge/freezer, obscure double glazed door to:

UTILITY ROOM: Five pvc double glazed windows to side, pvc double glazed windows and door to rear, work surfaces, plumbing for washing machine, space for dryer, wood effect flooring, door to garage.

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

BEDROOM ONE: 17'9" x 10'9" Pvc double glazed windows to front, two double built-in wardrobes with overhead storage, radiator.

BEDROOM TWO: 13'5" x 10'9" Pvc double glazed bay window to rear, space for two double built-in wardrobes, drawers and dressing table, radiator.

BEDROOM THREE: 10'2" x 9'6" Pvc double glazed window to front, built-in storage, radiator.

BATHROOM: 9'3" x 8'3" Two obscure pvc double glazed windows to rear, suite comprising enclosed shower cubicle, bath, wash hand basin, part tiled walls, low level wc, wall mounted storage cupboard, radiator.

GARAGE: 15'7" x 8'3" Electric roller garage door to front, obscure pvc double glazed window to side, space for fridge/freezer, shelving to walls (Please check the suitability of this garage for your own vehicle)

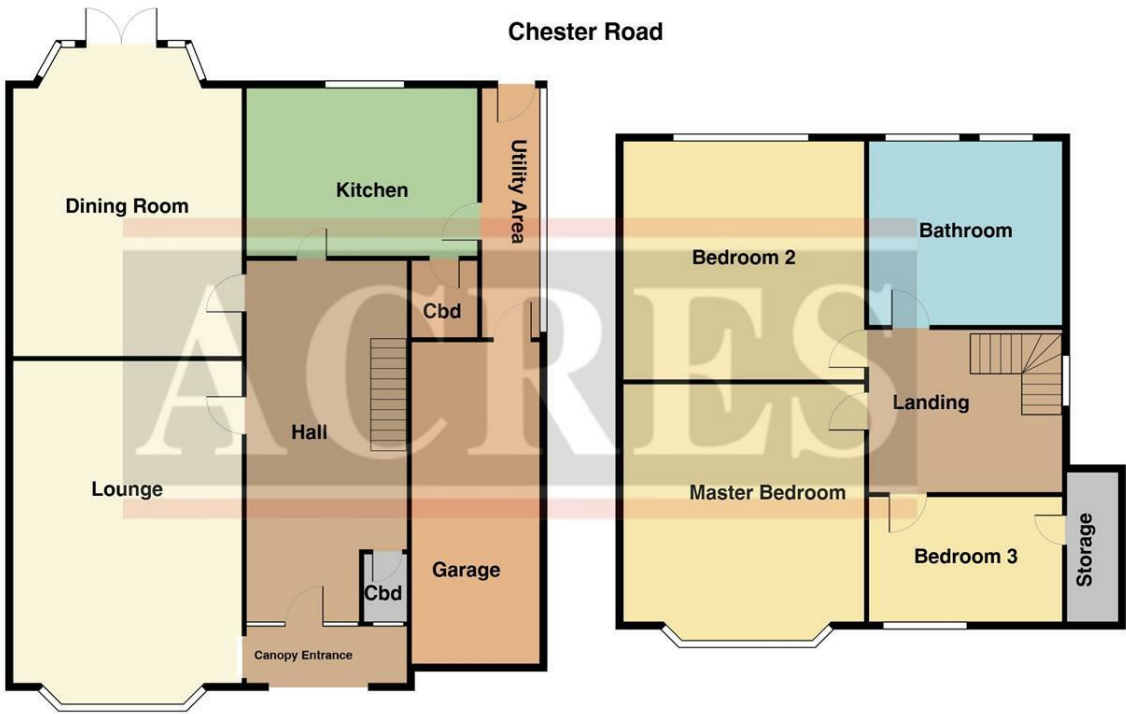
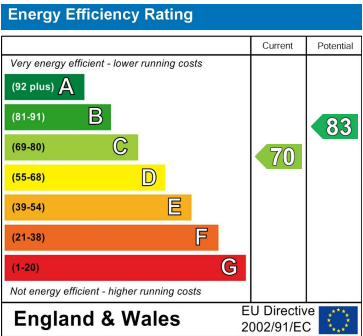
OUTSIDE: Paved patio area leading to decking for seating, lawn leading to further patio having additional large lawn, flanked by borders with a variety of shrubs, bushes and trees, having a good degree of privacy.



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 : E

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.