

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- Semi-detached family home
- Two bedrooms
- Family bathroom
- Lounge
- Fitted kitchen
- Rear conservatory
- Mature rear garden
- Allocated parking to rear
- Popular cul-de-sac location
- Close to schooling & Sutton Park



***GUNSTOCK CLOSE, STREETLY, B74 2DL - OFFERS AROUND £259,500***

This well presented, semi-detached family home, set close to open fields and Sutton Park, the property has access to well regarded schooling for all ages and shopping facilities on Chester Road. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises two bedrooms, family bathroom, lounge, rear conservatory, fitted kitchen and a mature rear garden. Being positioned in a popular cul-de sac, the property also benefits from having an allocated parking space to the rear in a residents parking area. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind fore garden and central pathway with side lawns, access to the property is gained via a multi-locking pvc double glazed door into:

**PORCH:** Pvc double glazed windows to front and side, side storage cupboard, opening to:

**LOUNGE:** 14'9" x 12'7" Pvc double glazed window to front, obscure pvc double glazed window to side, coal effect feature fireplace with marble hearth, surround and mantle, stairs off, wood effect flooring, modern vertical radiator, additional radiator.

**FITTED KITCHEN:** 12'6" x 8'10" Pvc double glazed window to rear, stainless steel sink/drainage unit set into box edged work surfaces with matching splash backs, there is a range of matching high gloss fitted units to both base and wall level including drawers, inset double oven, ceramic hob with Bosch extractor canopy over, larder cupboard, space for fridge/freezer, plumbing for washing machine and dishwasher, space for dryer, modern radiator.

**CONSERVATORY:** 10'10" x 9'10" Pvc double glazed windows and French doors to rear, tiled floor, modern cylinder radiator.

**STAIRS TO LANDING:** Doors off to:

**BEDROOM ONE:** 12'7" x 8'3" Two pvc double glazed windows to rear, wood effect flooring, modern cylinder radiator.

**BEDROOM TWO:** 12'8" x 7'1" max / 4'9" min Two pvc double glazed windows to front, radiator, built-in storage cupboard.

**BATHROOM:** 7'3" max / 5'3" min x 6' Obscure pvc double glazed window to side, white suite comprising bath with overhead shower, tiled splash backs, glazed shower screen, pebble effect tiled flooring, wash hand basin with vanity unit, low level wc, chrome ladder style radiator, tiled walls.

**OUTSIDE:** Paved patio area leading to lawn with shrubs and bushes, access to rear parking area where there is allocated parking.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



**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)

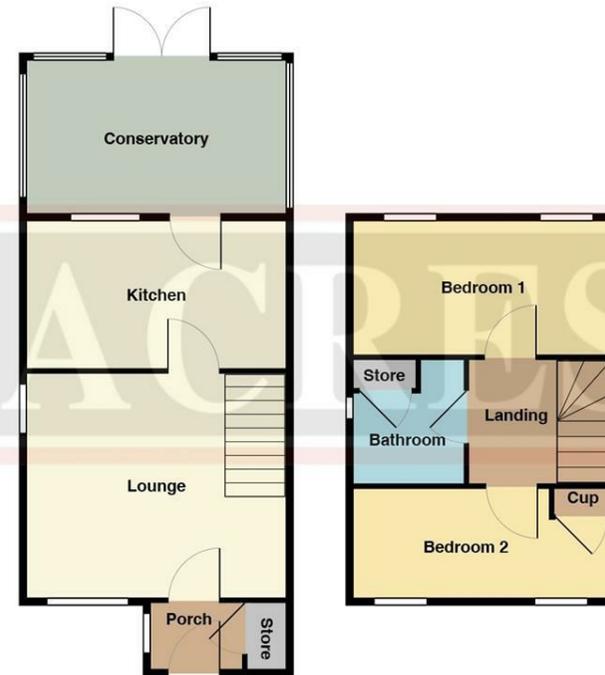
**COUNCIL TAX BAND:** C    **COUNCIL:** Walsall

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**Gunstock Close, Streetly, B74 2DL**



**PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL  
E. 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 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.