

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three double bedrooms
- ◆ En-suite shower room to main bedroom
- ◆ Well appointed family bathroom
- ◆ Substantial extended rear lounge
- ◆ Spacious dining room
- ◆ Fitted kitchen with dining area
- ◆ Utility room & guests wc
- ◆ Stunning rear garden onto woodland
- ◆ Garage
- ◆ Close to local amenities



14 EGERTON ROAD, STREETLY, B74 3PQ - PRICE GUIDE - £500,000

This charming and spacious, freehold, traditional detached family home is set in a prime and sought after location within walking distance of well regarded schooling, local shops, parks and bus services. Delightfully extended to offer a spacious living accommodation, the property is complemented by gas central heating with zoned heating controls and pvc double glazing (both where specified). This attractive and much sought after property comprises porch, deep entrance hall, spacious dining room with doors through to a substantial extended lounge, light and spacious fitted kitchen with breakfast bar and further dining area looking out to rear, utility and guests wc. To the first floor there are three double bedrooms with en-suite shower room to main and a well appointed family bathroom. Externally there is a stunning mature rear garden in excess of 100ft backing onto beautiful, private woodland accessed via a gated doorway with a garage and driveway to fore. All of which to fully appreciate we highly recommend an internal inspection.

Set back from the road behind a tarmac driveway with mature shrubs and bushes to sides, access is gained to the property via a pvc double glazed leaded obscure door with windows to side into:

PORCH: Leaded stained glass windows and door lead into:

DEEP ENTRANCE HALL: Doors off to kitchen and dining area, stairs off to first floor.

DINING AREA: 15'1" max into bay / 11'11" min x 12' Pvc double glazed leaded bay window to fore, radiator, sliding obscure glazed double doors to:

SUBSTANTIAL REAR LOUNGE: 21'7" x 11'11" Pvc double glazed sliding doors to rear patio, pvc double glazed leaded window to side, bi-fold obscure glazed doors to kitchen/diner, log effect living flame fireplace with tile and brick surround, mantle and hearth, two radiators.

OPEN PLAN KITCHEN/DINER:

Dining Area: 17'5" x 7'6" Pvc double glazed sliding doors to rear, doors to hall, lounge and storage, radiator and access to:

Kitchen: 12'10" x 7'5" Pvc double glazed obscure leaded window and door to side, fitted wall and base units with recesses for dishwasher and fridge/freezer, roll top work surfaces with integrated four ring gas hob and extractor canopy over, stainless steel bowl sink/drainers unit, seated breakfast area, under stairs cloaks cupboard, tiled splash back, radiator, door into:

UTILITY: 9' x 7'3" Pvc double glazed windows and door to rear, fitted wall and base units with recess for washing machine, roll top work surfaces with integrated stainless steel sink/drainers unit, tiled splash backs, door to:

GUESTS WC: Low level wc, hand wash basin.

STAIRS TO LANDING: Pvc double glazed obscure leaded window to side, doors to bedrooms and bathroom, loft access.

BEDROOM ONE: 15'4" x 10' into bay Pvc double glazed leaded window and bay window to fore, radiator.

EN-SUITE SHOWER ROOM: White suite comprising shower cubicle with glazed door, low level wc, pedestal hand wash basin, tiled splash backs, radiator, full height storage cupboard.

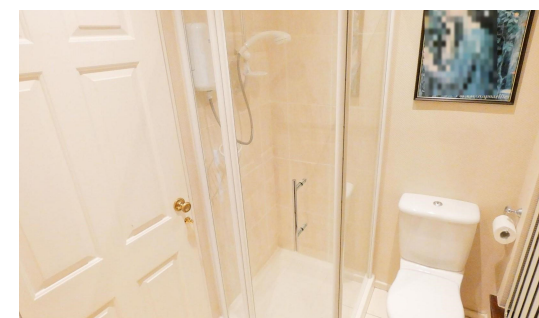
BEDROOM TWO: 15'2" into bay x 11'11" Pvc double glazed leaded bay window to fore, fitted double wardrobe with wash basin, radiator.

BEDROOM THREE: 14' x 11'11" Pvc double glazed window to rear, radiator.

WELL APPOINTED BATHROOM: Pvc double glazed obscure window to rear, white suite comprising shower cubicle with glazed double door, bath, floating low level wc and pedestal hand wash basin, tiled splash backs, radiator.

GARAGE: 17'4" x 8' Double door to fore with leaded glazed panel over, electrical access, obscure door to side. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Patio area with 12' 'Luxaflex' electrically operated sun screen leading to central lawn with pathway to side, being well maintained having shrubs and bushes to side, access into woodland area, having doors into lounge, kitchen and utility.



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: E

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

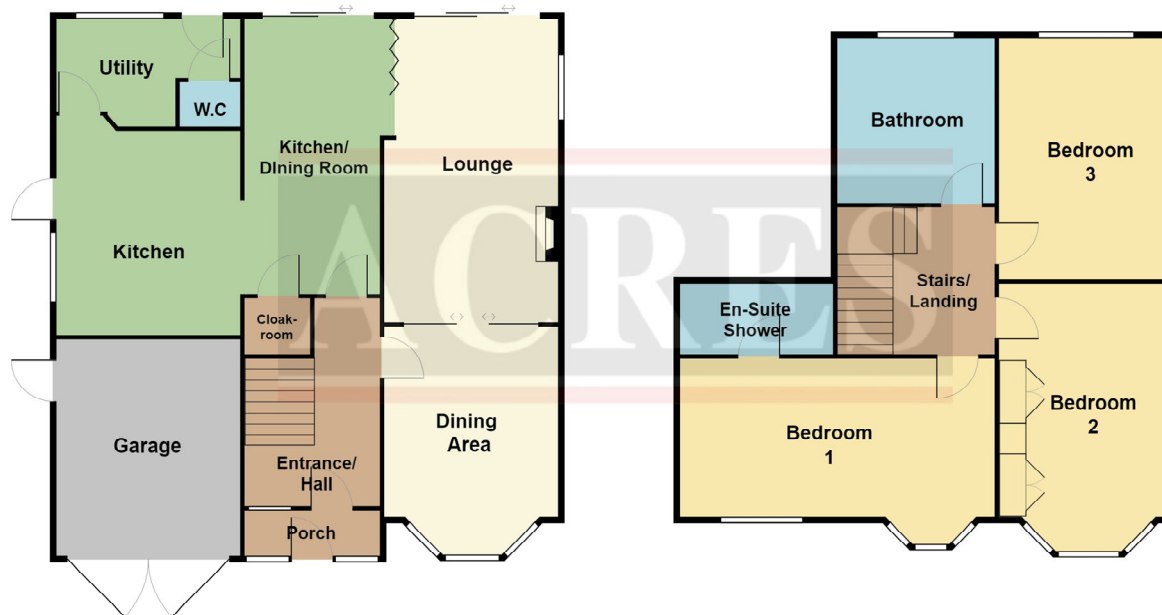
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Foley Road West.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Egerton Road, Streetly, B74 3PQ



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.