

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Two/three good bedrooms
- ◆ En-suite shower room
- ◆ Family shower room/optional bathroom
- ◆ Imposing, spacious lounge
- ◆ Dining room/bedroom two
- ◆ Conservatory
- ◆ Fitted breakfast kitchen
- ◆ Utility room
- ◆ Large garage
- ◆ Mature rear garden
- ◆ Set in the heart of Streetly Village
- ◆ NO UPWARD CHAIN



5A LESLIE ROAD, STREETLY B74 3BS - OFFERS AROUND £595,000

Set in the vibrant heart of Streetly Village off Burnett Road where there are a host of restaurants, shops and other facilities, the property is enhanced further by its location, being just short stroll from Sutton Park. An imposing, freehold, detached bungalow set upon a generous plot, the property offers gas central heating and PVC double glazing, (both where specified) and provides an ideal retirement home or a family home with the potential scope for alteration and enlargement if desired. To fully appreciate the property on offer, its true proportions and many features we highly recommend an internal inspection. Briefly comprising, enclosed porch, welcoming reception hall, spacious rear lounge with feature 'Minster' style fireplace, dining room/optional third bedroom, fitted breakfast kitchen having double glazed conservatory off together with utility room and side passageway. The master bedroom is complemented by fitted wardrobes to full width and has an en-suite shower/wet room off. Additionally, there is a further generous bedroom and shower room which could be reconvered as preferred to a family bathroom. The property has a wide single garage with electric door and mature rear garden.

Set back from the roadway behind a multi vehicular, block paved deep driveway, there are mature borders with shrubs and bushes. Access is gained to the property via a part double glazed door opening to:

FULLY ENCLOSED PORCH: PVC double glazed window to front.

WELCOMING RECEPTION HALL/INNER HALLWAY: Radiator, arched recess with shelving.

SPACIOUS LOUNGE: 19'0" x 12'4 plus door recess Two PVC double glazed windows to side with further wide double glazed windows with central double glazed double French doors opening to garden, double radiator, 'Minster' style fireplace having matching hearth, mantle and central coal effect, living flame gas fire.

DINING ROOM/BEDROOM TWO: 15' x 12'3" Pvc double glazed window to rear, double radiator.

FITTED BREAKFAST KITCHEN: 19' x 10' Pvc double glazed windows to side and rear with double glazed double French doors opening to conservatory, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units including integrated dishwasher and oven having separate grill, in turn having stainless steel gas hob above with matching extractor canopy over, double radiator, space for breakfast table.

UTILITY ROOM: 12'9" x 9'3" max / 5'4" min Pvc double glazed window to side, single bowl sink unit set into rolled edge work surfaces having tiled splash backs, fitted base units, recess for washing machine, radiator, storage cupboard.

REAR CONSERVATORY: 10'10" x 8'10" Pvc double glazed windows to side and rear elevations with double glazed double French doors opening to garden, double radiator.

SIDE PASSAGEWAY: 32' x 3'9" Part pvc double glazed door to rear, full width pvc double glazed windows to side, two room heaters, door to garage.

BEDROOM ONE: 18'6" max / 16'6" min x 13'6" Pvc double glazed window to front, double radiator, single and four double fitted wardrobes running to full width.

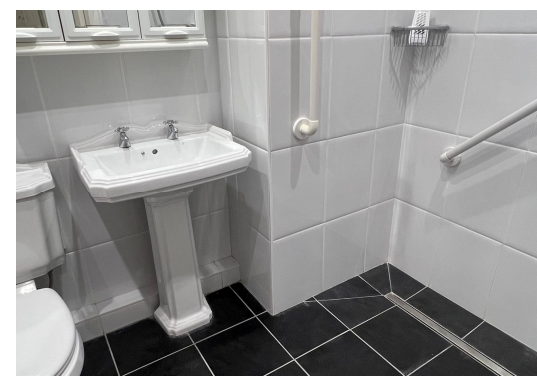
EN-SUITE SHOWER/WET ROOM: Shower area having inset floor drain, white wash hand basin with matching low flushing wc, full height tiling to walls and floor, radiator.

BEDROOM THREE: 15'6" x 10' Pvc double glazed window to front, radiator, walk-in storage cupboard with shelving.

SHOWER ROOM/POTENTIAL BATHROOM: Matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, radiator, tiled splash backs.

WIDE GARAGE: 16'4" max / 14'10" min x 13'4" max / 8'10" min Electric remote controlled garage door, storage recess, door to passageway. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area to attractive, well stocked mature rear garden, having lawns, flanked by shrub and bush borders.



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: F

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Burnett Road/Hardwick Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.