

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Three double bedrooms
- ◆ Additional box room/home office
- ◆ White shower room
- ◆ Family lounge
- ◆ Exceptionally spacious breakfast kitchen
- ◆ Open plan family/dining area
- ◆ Guests wc
- ◆ Utility room
- ◆ Garage styled store room
- ◆ Rear garden
- ◆ Set in a cul-de-sac



***4 CREST VIEW, STREETLY, B74 3QA - OFFERS AROUND £400,000***

This exceptionally deceptively spacious, freehold, traditional styled semi-detached family home, is set in a small cul-de-sac close to local amenities including local schools. Shopping facilities are located on the Chester Road, where there is a local bus service available and Sutton Park being positioned within an approximate one mile radius. Complemented by gas central heating and pvc double glazing (both where specified), the property additionally has the security of an alarm system and has been recently extended with underfloor heating throughout the kitchen/dining area. To fully appreciate the property on offer, it's spacious proportions and many features including the outstanding breakfast kitchen/family area, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, reception hall, guests cloakroom/wc, attractive lounge, outstanding comprehensively fitted breakfast kitchen featuring central island, dining area together with family sitting area and utility room. To the first floor there are three double bedrooms, two having wardrobes, together with a box room/home office and shower room with white suite. Furthermore there is a useful garage styled store room and lawned rear garden.

Set back from the roadway behind a multi-vehicular driveway having side lawn, access is gained to the property via a pvc double glazed door opening to:

**FULLY ENCLOSED PORCH:** Contemporary grey part double glazed door opens to:

**RECEPTION HALLWAY:** Pvc double glazed window to front, feature tiled floor, double radiator.

**GUESTS CLOAKROOM/WC:** White low flushing wc, wash hand basin, feature tiled floor.

**ATTRACTIVE LOUNGE:** 15'6" max / 11'9" min x 10'9" Pvc double glazed bay window to front, double radiator.

**SUBSTANTIAL FITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM:** 23' max / 13' min x 22'4" max / 15'2" min

**Family Sitting Area:** Having shelving set to the side of chimney with central fireplace, space for sofa, being open plan to:

**Dining Area:** Having space for table and full width, part vaulted ceiling with four deep inset double glazed windows, in turn being open plan to:

**Fitted Breakfast Kitchen:** Full width bi-fold doors overlooking and opening to rear garden, there is a large central island unit having timber work surfaces having flush fitting hob with concealed extractor over, providing three/four space breakfast area with recesses for stools, having base units beneath, single drainer sink unit set into work surfaces, there is a range of contemporary fitted units to both base and wall level including integrated dishwasher, elevated oven with additional combination oven/microwave above, space for American style fridge/freezer, tiled floor with under floor heating throughout the kitchen/family area.

**UTILITY ROOM:** 7'4" max / 4'3" min x 4'9" max / 3'2" min Central heating combination boiler, recess for washing machine, door garage styled floor room.

**STAIRS TO LANDING:** Pvc double glazed window to side.

**BEDROOM ONE:** 15'6" max / 11'7" min x 11' max / 9' min Pvc double glazed bay window to front, double radiator, two double fitted wardrobes having sliding doors.

**BEDROOM TWO:** 11' max / 9'2" min x 11' Two pvc double glazed windows to rear, radiator, single and double fitted wardrobes having sliding doors.

**BEDROOM THREE:** 13'1" x 8'8" Pvc double glazed window to front, radiator.

**BOX ROOM/HOME OFFICE:** 7'10" x 5'9" Pvc double glazed window to rear (please note part sloping ceiling)

**SHOWER ROOM:** Pvc double glazed obscure window to rear, matching white suite comprising enclosed shower cubicle with glazed splash screen, wash hand basin, low flushing wc, chrome ladder style radiator, complementary tiling to walls and floor.

**GARAGE STYLED STORE ROOM:** 13'2" x 7'4"

**OUTSIDE:** Lawned rear garden, having timber fencing, shrubs and bushes.





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**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.

**LOCATION:** Set off Mayfield Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor  
Approx 84 sq m / 906 sq ft

First Floor  
Approx 54 sq m / 577 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

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.