

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

☎ 0121 323 3088



fouroaks@acres.co.uk



www.acres.co.uk



- ◆ Three good bedrooms
- ◆ White shower room
- ◆ Attractive through lounge
- ◆ Fitted breakfast kitchen
- ◆ Side passageway with additional w.c.
- ◆ Garage
- ◆ Substantial, mature rear garden
- ◆ Set close to Sutton Park



38 STREETLY CRESCENT, FOUR OAKS B74 4PX - PRICE GUIDE £500,000

Set in a well regarded, central, sought after location just a short stroll from Sutton Park. A range of shops are available at The Crown, furthermore, the property is served within the area by well regarded schooling, additionally, Four Oaks offers excellent public transport links, including access to the Cross City rail line. Complemented by gas central heating and having PVC double glazing (both where specified). Offering scope for alteration and enlargement subject to any necessary planning permissions/building regulations, to fully appreciate the property on offer, it's true proportions and extensive potential, we highly recommend an internal inspection. Briefly comprising fully enclosed porch, reception hall, through lounge opening to dining room, breakfast kitchen having integrated hob and oven, side passageway with additional w.c., to the first floor there are three good bedrooms, the master having fitted wardrobes, together with a shower room provided with white suite. The property has a single car garage and generous, mature, rear garden.

Set back from the roadway behind a multi vehicular, block paved driveway having lawn, shrubs and bushes, access is gained to the accommodation via a part PVC double glazed door opening to:

FULLY ENCLOSED PORCH: Part obscure timber stained door opens to:

RECEPTION HALL: Understairs storage/cloaks cupboard with obscure window to front, radiator.

THROUGH LOUNGE: 16'6" x 10'7" PVC double glazed windows to front and rear, coal effect living flame gas fire set on a marble hearth having matching recess and fire surround, two radiators, wide opening to:

DINING ROOM: 11'4" max x 8'10" min x 8'6" PVC double glazed bay window to rear with central, double glazed double French door, double radiator.

BREAKFAST KITCHEN: 11'10" x 9'0" PVC double glazed window to rear, one and a half bowl stainless steel sink unit having double base unit beneath with a further range of fitted units to both base and wall level including draws, integrated stainless steel oven having gas hob above, complementary rolled edge worksurfaces having tiles splashbacks, radiator, space for breakfast table, recess for washing machine and dishwasher, part PVC double glazed door opens to:

SIDE PASSAGEWAY: Half obscure PVC double glazed doors to front and rear, door to garage. Useful storeroom.

SEPARATE W.C.: White low flushing w.c..

STAIRS TO LANDING: PVC double glazed window to front, radiator.

BEDROOM ONE: 16'6" x 10'6" max x 8'6" min PVC double glazed windows to front and rear, two radiators, two double fitted wardrobes with storage cupboards over.

BEDROOM TWO: 11'9" x 9'0" PVC double glazed window to rear, radiator.

BEDROOM THREE: 9'0" x 8'10" PVC double glazed window to rear, radiator.

SHOWER ROOM: PVC double glazed obscure window to front, matching white suite comprising deep shower cubicle with glazed splashscreen, was hand basing, low flushing w.c., radiator, linen cupboard.

GARAGE: 17'0" x 8'6" (please check the suitability of this garage for your own vehicle) Obscure PVC double glazed window to side, door to side passageway.

OUTSIDE: Paved patio area to a generous, mature rear garden having lawns, shrubs, bushes and mature trees.



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.)

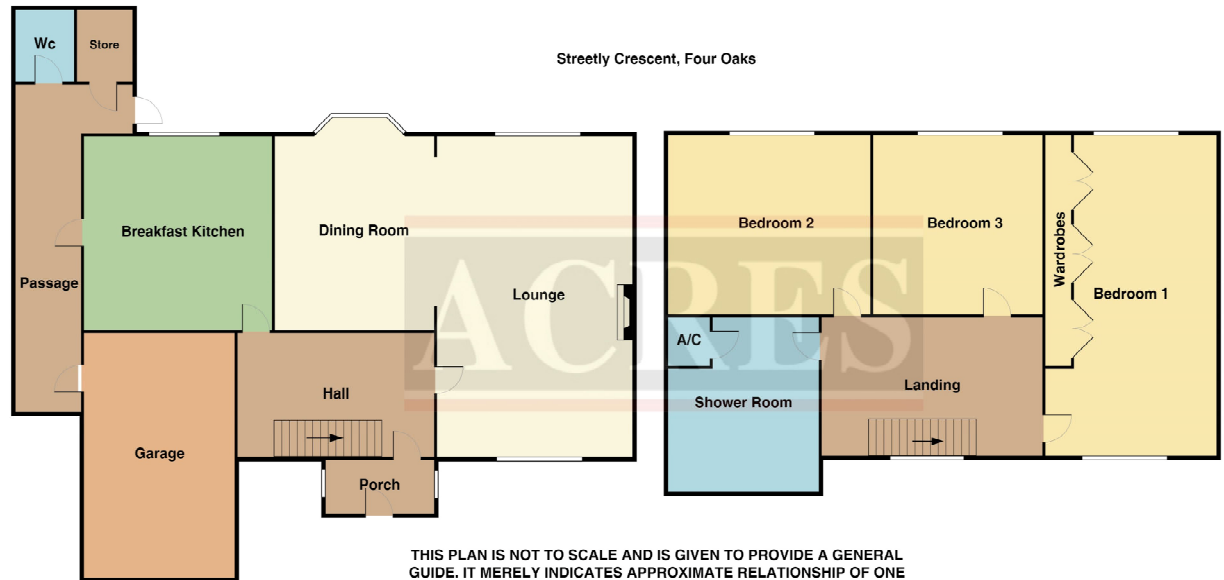
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Park View Road, in turn off Walsall Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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.