

ACRES

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- ◆ Four bedrooms
- ◆ Two well appointed en-suite shower rooms
- ◆ Delightful, feature family bathroom
- ◆ Attractive lounge
- ◆ Open plan family/dining room with central stove.
- ◆ Substantial open plan breakfast kitchen with central island.
- ◆ Utility room & guests wc
- ◆ Mature rear garden with garden room



19 CHESTER ROAD, STREETLY, B74 2HP - OFFERS AROUND £640,000

This delightful, well presented and much improved, enlarged, freehold, detached family home is set in a prime, central and sought after location, just a short stroll from Sutton Park, well regarded schooling and a local bus service. Complemented by gas central heating and pvc double glazing (both where specified), the property is enhanced further by its host of attractive features, many improvements, together with its highly deceptively spacious proportions. Briefly comprising enclosed porch, welcoming reception hall, attractive lounge, the heart of the property can be found within its substantial, open plan rear family room combining dining area with central, twin aspect log burning stove, in turn opening to a full width breakfast kitchen having twin bi-fold doors and central island unit. Furthermore there is a utility room and guests cloakroom/wc.

The property's fourth bedroom or optional den, is set off the reception hallway and additionally there is a well appointed white en-suite shower room. A sweeping return stairway with feature window provides access to the first floor where you will find three further generous bedrooms, the master being full length and once more having en-suite shower room off, delightful family bathroom with oval bath and contemporary tiling. Set to the rear there is a mature garden and garden room, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind an electric remote controlled gated driveway, having multi-vehicular block paved parking, access is gained to the accommodation via a composite / double glazed door opening to:

FULLY ENCLOSED PORCH: Storage cupboard, multi-locking composite door having obscure double glazed insets opens to:

RECEPTION HALL: Radiator, oak flooring, under stairs storage/cloaks cupboard.

SPACIOUS LOUNGE: 16'7" max / 14'3" min x 11'4" Pvc double glazed bow window to fore, rustic brick fireplace recess, double radiator, oak flooring.

SUBSTANTIAL FITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM & DINING AREA: 28'8" max / 20' min x 23' max / 11'3" min

Family Area: Space for sofa, tall contemporary radiator, central feature, twin aspect, glazed log burning stove, opening to:

Dining Area: Space for dining table, tall feature radiator, central log burning stove.

Full Width Fitted Breakfast Kitchen: Having two sets of bi-fold double glazed doors opening to rear, wide double glazed roof lantern above a central island unit with two space breakfast bar together with Miele induction hob having base units beneath in a high gloss finish, there is a further range of fitted units to both and wall level including drawers, recess for American style fridge/freezer, twin Miele integrated ovens, sweeping black granite work surfaces with glazed splash back, tiled floor.

UTILITY ROOM: 7'8" x 4' plus door recess Fitted base units, rolled edge work surfaces, recesses for washing machine and dryer, tiled floor.

GUESTS CLOAKROOM/WC: White low flushing wc, vanity wash hand basin having base unit beneath, tiled floor.

BEDROOM FOUR/OPTIONAL HOME OFFICE OR DEN: 15' max / 6'9" min x 11'1" max / 7'6" min Pvc double glazed window to front, double radiator, wood laminate flooring.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising large shower cubicle with glazed splash screen, vanity wash hand basin having base unit beneath, low flushing wc, complementary tiling to walls and floor, chrome ladder style radiator.

RETURN STAIRS TO LANDING: Feature secondary glazed leaded light window to side having coloured glass insets, radiator, linen cupboard, oak handrail with glazed insets.

BEDROOM ONE: 24' max / 19'2" min x 11'6" max / 8' min Pvc double glazed windows to front and rear, two radiators, wood laminate flooring.

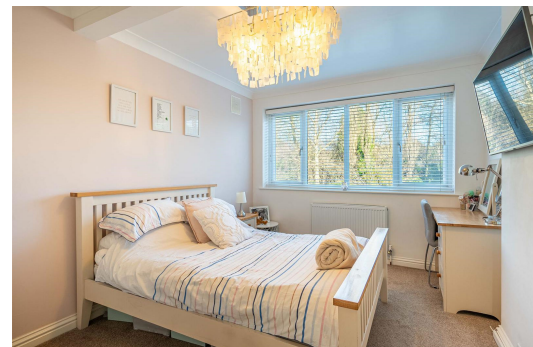
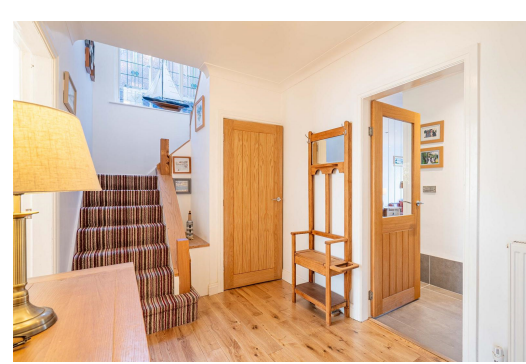
EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, wide wall hung wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

BEDROOM TWO: 13' x 10'2" Pvc double glazed window to rear, radiator, deep wardrobe.

BEDROOM THREE: 11'6" x 8'9" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching well appointed suite comprising feature oval bath, wash hand basin with base unit beneath, low flushing wc, separate shower cubicle with glazed splash screen, feature tiled wall with further tiling to walls and floor having under floor heating.

OUTSIDE: Slate style full width patio area and pathway, lawned rear garden having a variety of shrubs and bushes together with a tree lined aspect, two timber sheds, further patio area and **Garden Room: 13'6" x 10'6"** Pvc double glazed windows and doors to garden, internal lighting and power.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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)

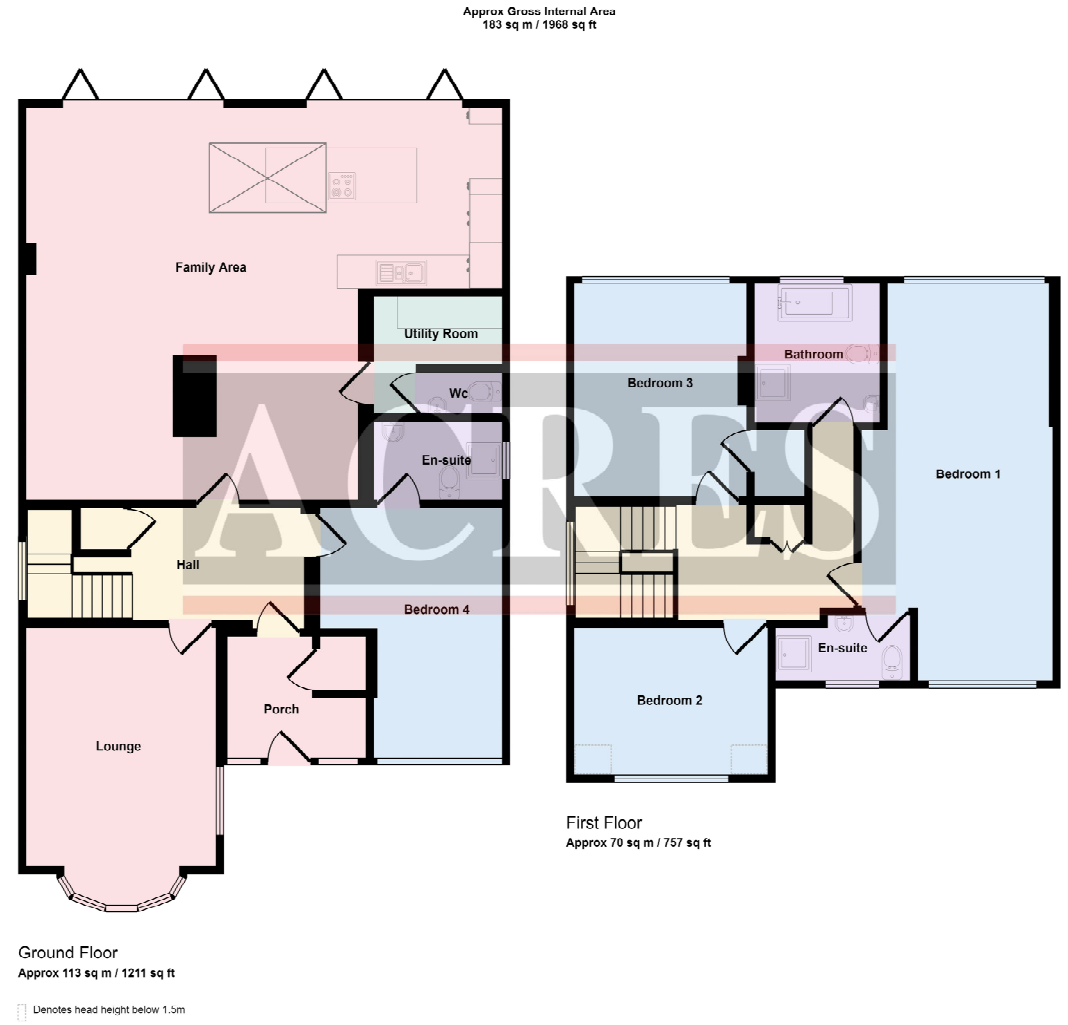
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set on Chester Road, close to Sutton Park

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 may not look like the real items. Made with Muria Creator 980

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.

