

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Detached family home
- ◆ Four good sized bedrooms
- ◆ En-suite shower room to master
- ◆ Family bathroom
- ◆ Generous, open plan lounge
- ◆ Separate dining room
- ◆ Study & guests cloakroom/wc
- ◆ Fitted breakfast kitchen
- ◆ Double garage
- ◆ Multi-car driveway & rear garden
- ◆ Popular, convenient location



***10 PEMBURY CLOSE, STREETLY, B74 2FH - OFFERS OVER £580,000***

This freehold, well presented, detached family home, is set in a central location and is within close proximity of well regarded schooling for all ages and has a host of amenities and facilities close by. Positioned close to Sutton Park and having the access to public transport by way of local bus services and excellent road links, the property is further complemented by pvc double glazing and gas central heating (both where specified). Briefly comprising reception hall, guests cloakroom/wc, study, substantial, attractive lounge, separate dining room, fitted breakfast kitchen, utility room, rear garden and double garage. To the first floor there are four bedrooms, master having en-suite shower room and a further well appointed family bathroom. To fully appreciate the property on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-car driveway with additional parking over the shared driveway, access is gained to the accommodation via pvc double glazed multi-locking front door into:

**RECEPTION HALL: 21'2" x 5'10"** Radiator, stairs off, doors to:

**GUESTS CLOAKROOM/WC:** Obscure pvc double glazed window to side, low level wc, vanity unit, chrome ladder style radiator.

**STUDY: 8'1" x 7'** Pvc double glazed window to front, radiator.

**ATTRACTIVE LOUNGE: 16'2" x 13'11"** Pvc double glazed window to side and double glazed patio doors to rear, radiator, electric fire set on a marble hearth.

**DINING ROOM: 11'8" x 9'3"** Pvc double glazed window to rear, radiator.

**FITTED BREAKFAST KITCHEN: 16'6" x 8'1"** Pvc double glazed windows to side and rear, there is a range of fitted units to both base and wall level, rolled edge work surfaces, integrated oven and grill, hob above and extractor canopy over, space for fridge/freezer, one and half bowl sink/drain unit.

**UTILITY ROOM: 8'9" x 5'3"** Pvc double glazed door to side, stainless steel sink unit, fitted units to base and wall level, plumbing for washing machine and space for dryer.

**BEDROOM ONE: 12'2" x 11'7"** Pvc double glazed window to front, radiator, two fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, low level wc, wash hand basin, shower cubicle with tiled splash backs, radiator, tiling to walls.

**BEDROOM TWO: 14'11" x 10' max / 7'11" min** Pvc double glazed window to rear, radiator, fitted wardrobes.

**BEDROOM THREE: 13'3" x 12'8"** Pvc double glazed window to rear, built-in wardrobes with a range of drawers and cupboards, radiator.

**BEDROOM FOUR: 16'7" x 13'10"** Pvc double glazed window to front, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to side, matching suite comprising bath having shower over, wash hand basin, low level wc, radiator, tiled splash backs.

**DOUBLE GARAGE: 17'7" x 16'10"** Up and over metal garage door to front. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Patio area for seating, lawn and borders having mature shrubs and bushes.



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:** F

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

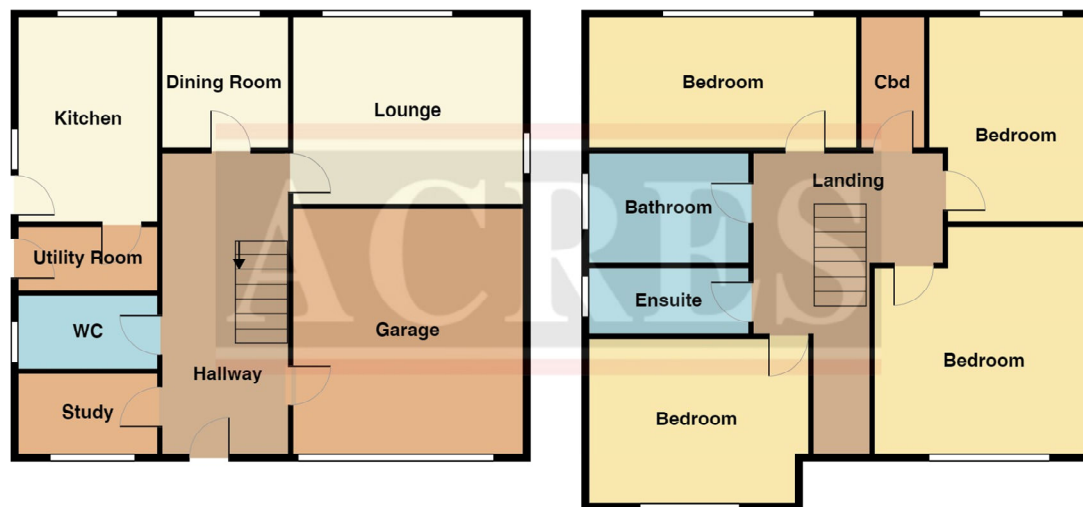
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Hollyoak Road, in turn off Queslett Road East

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Pembury Close, Streetly, B74 2FH



**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.

