

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Extended semi-detached family home
- ◆ Three bedrooms
- ◆ Well appointed family bathroom
- ◆ Spacious lounge
- ◆ Substantial fitted breakfast kitchen with dining area
- ◆ Guests cloakroom/wc/utility
- ◆ Mature rear garden
- ◆ Substantial rear office/workshop
- ◆ Central sought after location



***22 WINDERMERE DRIVE, STREETLY, B74 3LD - OFFERS AROUND £425,000***

This delightful, well presented, much improved, freehold, semi-detached family home is set in a prime, central and sought after location, approximately one mile from Streetly Village with its shopping facilities and bars, together with Sutton Park. Complemented by gas central heating and pvc double glazing (both where specified), the property additionally has well regarded schooling close by and briefly comprises of enclosed porch, welcoming reception hallway with utility/guests cloakroom off, attractive lounge, comprehensively fitted, extended breakfast kitchen with central island and dining/family area opening to rear garden. To the first floor there are three bedrooms, the master having fitted wardrobes, furthermore there is a well appointed family bathroom. Externally there is a mature rear garden with a garage and separate office/workshop. To appreciate this much improved family home, we would highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle, block paved driveway with lawn to side, access is gained to the property via a pvc double glazed door into:

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to side, tiled floor, opens to:

**RECEPTION HALLWAY:** 14'10" x 7'7" Pvc double glazed obscure door and window to front, radiator, ceramic wood effect flooring.

**ATTRACTIVE LOUNGE:** 15' max /13'1" min x 11'9" Pvc double glazed bay window to front, radiator.

**DINING AREA:** 10'6" x 9'11" Glazed door to hallway, vertical radiator, opening to:

**COMPREHENSIVELY FITTED BREAKFAST KITCHEN:** 18'10" x 11'11" Pvc double glazed window and French doors to rear, Velux roof windows, there is a comprehensive range of handleless fitted units to base level including pan drawers, acrylic work surfaces, tiled splash backs, single bowl sink/drain unit, integrated twin ovens, central island unit with flush fitting induction hob and breakfast bar area having space for stools, vertical radiator, ceramic wood effect flooring.

**UTILITY/GUESTS WC:** 8'9" x 8'2" Pvc obscure double glazed window to side, low level wc, wash hand basin, plumbing for washing machine, space for tumble dryer.

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

**BEDROOM ONE:** 14'5" x 9'9" Pvc double glazed bay window to front, radiator, three double bespoke built-in, high gloss wardrobes.

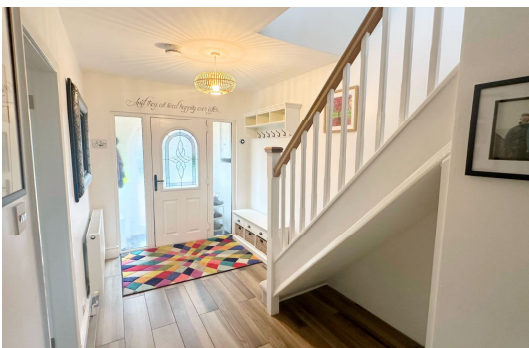
**BEDROOM TWO:** 11'9" x 10'1" Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 11'9" max / 8'8" min x 7'8" Pvc double glazed window to front, radiator, recess for storage or base for bed.

**FAMILY BATHROOM:** 8'5" x 7'6" Pvc obscure double glazed window to rear, modern white suite comprises bath with overhead shower, glazed splash screen, tiled flooring, low level wc, wash hand basin, wall mounted storage cupboard, radiator, tiled walls.

**OUTSIDE:** Patio area with shed, generous rear lawn flanked by borders having an abundance of shrubs, bushes and trees and feature pond.

**TIMBER FRAMED OFFICE/WORKSHOP:** Having power, windows, space for log burner.



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:** C

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

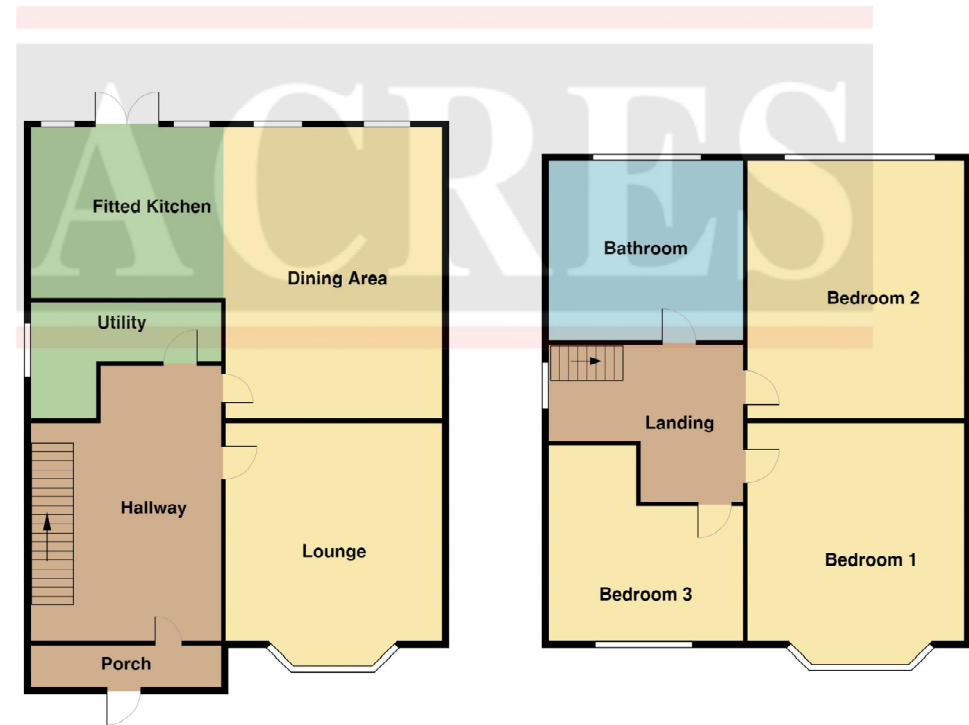
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Lindrosa Road, in turn off Hardwick Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Windermere Drive, Streetly



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.