

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
☎ 0121 323 3088 ✉ fouroaks@acres.co.uk @ www.acres.co.uk



- ◆ Detached family home
- ◆ Four bedrooms
- ◆ En-suite shower room to master
- ◆ Large family bathroom
- ◆ Extended lounge with dining area
- ◆ Contemporary fitted breakfast kitchen
- ◆ Study
- ◆ Utility room & guests cloakroom/wc
- ◆ Double garage
- ◆ Driveway with electric charging point
- ◆ Set close to Sutton Park



9 HOLLYOAK ROAD, STREETLY, B74 2FG - OFFERS IN EXCESS OF £600,000

This freehold, well presented, detached family home, is set in a central location within well regarded schooling and Sutton Park. The property has a host of amenities and shopping facilities close by and has access to public transport links by way of local bus services and excellent road links. Complemented by gas central heating and double glazing (both where specified), the much improved, spacious accommodation briefly comprises reception hall, guests cloakroom/wc, study, extended lounge/dining room, fitted breakfast kitchen, utility room, rear garden and double garage with electric charging point. To the first floor there are four bedrooms, the master bedroom 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-vehicular driveway with side flower border and paved pathway, the accommodation is entered via a canopy porch and multi-locking front door having obscure double glazed windows to side, opens to:

RECEPTION HALL: Stairs off, doors to:

GUESTS CLOAKROOM/WC: Obscure double glazed window to side, low level wc, wash hand basin, tiled splash backs.

STUDY: 8'1" x 6'11" Double glazed window to front, built-in desk with storage shelving below, radiator.

SPACIOUS LOUNGE/DINING ROOM: 26'2" x 23'7" max / 14'7" min Obscure double glazed window to side, double glazed window and French door to rear, four radiators, gas effect fire with marble hearth and solid beech surround.

FITTED BREAKFAST KITCHEN: 15'10" x 8'1" Double glazed windows to side and rear, contemporary matching units fitted to both base and wall level and pan drawers, pull out storage space, square edged work surfaces, tiled splash backs, fitted hob with extractor canopy over, integrated oven/grill, space for dishwasher and fridge/freezer, stainless steel sink unit, space for breakfast table, radiator.

UTILITY ROOM: 9' x 5'2" Obscure double glazed door to side, radiator, plumbing for washing machine, space for tumble dryer, stainless steel sink unit, fitted base and wall units, pull out storage.

STAIRS TO LANDING: Storage cupboard.

BEDROOM ONE: 14'1" x 10'11" Double glazed window to front, built-in storage cupboards and four double bespoke built-in wardrobes, under floor heating.

EN-SUITE SHOWER ROOM: 8'1" x 4'7" Obscure double glazed window to side, low level wc, wash hand basin with vanity unit, shower cubicle with glazed splash screen, tiling to walls and floor having under floor heating.

BEDROOM TWO: 16'6" x 12'1" Double glazed window to front, radiator.

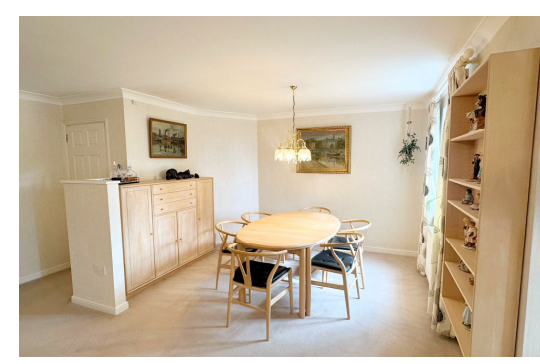
BEDROOM THREE: 13'3" x 12'3" Double glazed window to rear, built-in storage cupboard, radiator.

BEDROOM FOUR: 10' x 7'6" Double glazed window to rear, radiator.

FAMILY BATHROOM: 13'2" x 8'1" Two obscure double glazed windows to side, matching white suite comprising whirlpool bath with jets, fully enclosed shower cubicle with tiled walls and glazed splash screen, low level wc with separate tiled surround, double wash hand basin with vanity unit, fitted mirror with storage, built-in wall storage, tiled walls and floor with under floor heating.

DOUBLE GARAGE: 17'1" x 16'1" Two up and over garage doors to front with shelving. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Mature garden having an abundance of shrubs and bushes, paved patio area and pathway.



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 are included within the sale.

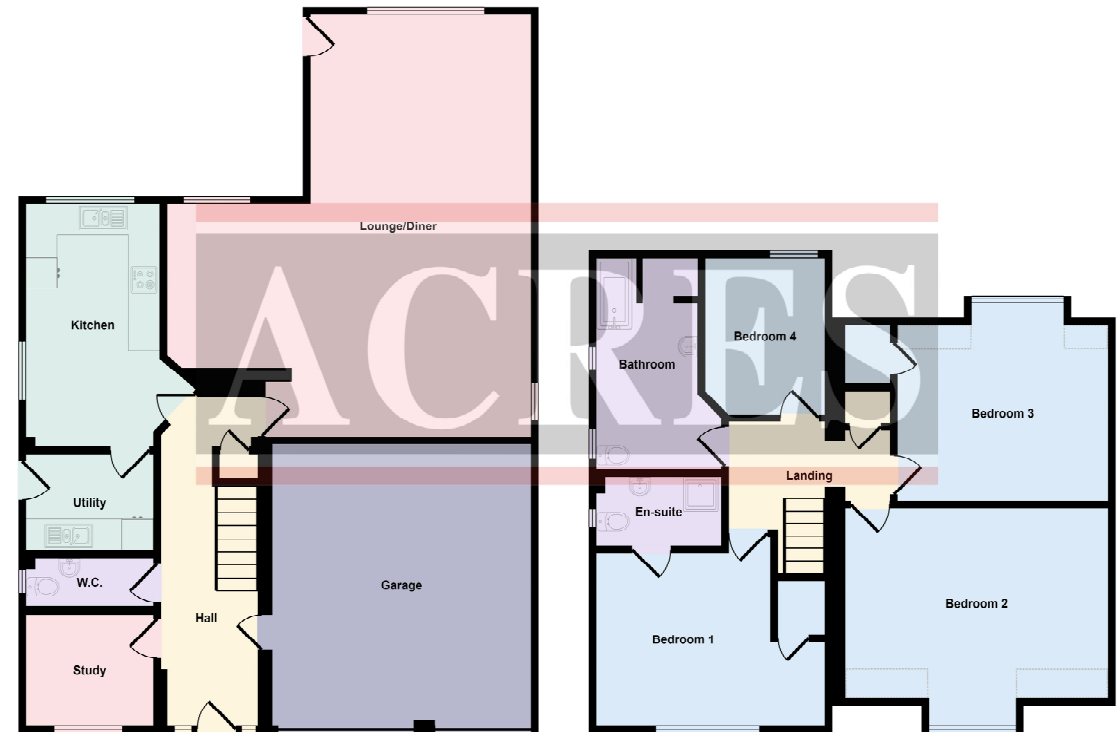
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Queslett Road East.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 56 D | 65 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Approx Gross Internal Area
136 sq m / 2116 sq ft



Ground Floor
Approx 115 sq m / 1238 sq ft

First Floor
Approx 81 sq m / 877 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 may not look like the real items. Made with Made Snappy 300.

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.