

# ACRES

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- ◆ Four bedrooms
- ◆ Well appointed family bathroom
- ◆ En-suite shower room
- ◆ Substantial, imposing lounge
- ◆ Large dining room
- ◆ Fitted breakfast kitchen
- ◆ Utility
- ◆ Den/potential office
- ◆ Garage
- ◆ Rear garden with bar/games room
- ◆ Cul-de-sac location



***30 THE DOWNS, STREETLY/ALDRIDGE BORDER, WS9 0YT - OFFERS AROUND £550,000***

This delightfully presented, deceptively spacious, freehold, detached family home, is set at the head of a cul-de-sac, on a mature, private plot. Positioned close to local shops and a bus service, the property is on the border of Aldridge/Streetly close to open countryside. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, together with its host of improvements and tree lined aspect, we highly recommend an internal inspection. Briefly comprising welcoming reception hall, guests cloakroom/wc, substantial lounge with feature fireplace, dining room opening to the rear garden, comprehensively fitted breakfast kitchen, utility room and additional den/home office. To the first floor there are four bedrooms, the generous master bedroom having fitted wardrobes and an en-suite shower room, furthermore there is a well appointed family bathroom. The property additionally benefits from a rear garden having mature tree's and bar/games room and a garage. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a mature tree lined driveway having lawn and off road parking, access is gained to the accommodation via a pvc double glazed door opening to:

**RECEPTION HALLWAY:** 13'2" x 4'11" Pvc double glazed obscure front door, tiled flooring, radiator with cover.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to front, white low flushing wc, wash hand basin, radiator, tiled flooring and splash backs.

**IMPOSING LOUNGE:** 17'1" x 11'8" Pvc double glazed bay window to front, double radiator with cover, fireplace having electric fire and media wall above.

**DINING ROOM:** 13'7" x 9'9" Pvc double glazed patio doors to rear, radiator with cover.

**FITTED BREAKFAST KITCHEN:** 14'2" x 10'4" Pvc double glazed window to rear, single drainer sink unit set into rolled edge work surfaces, tiled splash backs, comprehensive range of fitted units to both base and wall level including pan drawers, integrated oven and separate grill, four ring gas hob with stainless steel extractor over, space for fridge/freezer and dining table.

**UTILITY:** 8'7" x 7'8" Pvc double glazed window to rear, pvc double glazed stable door, stainless steel sink set into rolled edge work surfaces, plumbing for washing machine, space for additional fridge/freezer, built-in storage cupboard.

**DEN/POTENTIAL OFFICE:** Fitted units to both base and wall level, space for tumble dryer.

**STAIRS TO LANDING:** Airing cupboard.

**BEDROOM ONE:** 18'1" x 11'7" Pvc double glazed window to front, three double built-in wardrobes, radiator.

**EN-SUITE SHOWER ROOM:** Pvc double glazed window to front, matching white suite comprising enclosed shower cubicle with glazed splash screen, tiled walls and flooring, low level wc, vanity sink unit, chrome ladder style radiator.

**BEDROOM TWO:** 14'5" x 10'10" Pvc double glazed window to rear, three double built-in wardrobes, radiator.

**BEDROOM THREE:** 9'11" x 8'1" Pvc double glazed windows to front and side, built-in storage cupboard, radiator.

**BEDROOM FOUR:** 11'5" x 8'1" Pvc double glazed window to front, built-in storage cupboard with shelving, radiator.

**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising bath with shower over and side splash screen, wash hand basin set onto base unit, low level wc, chrome ladder style radiator, tiled walls and flooring.

**GARAGE:** 23' x 7'10" Metal up and over garage door **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved patio area to a lawned rear garden providing a good degree of privacy, having a variety of shrubs, bushes and trees, access to:

**BAR/GAMES ROOM:** 12'11" x 9'9" Pvc double glazed bi-fold doors, bar area having space for four stools, granite effect work tops, built-in shelving, power points.





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**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)

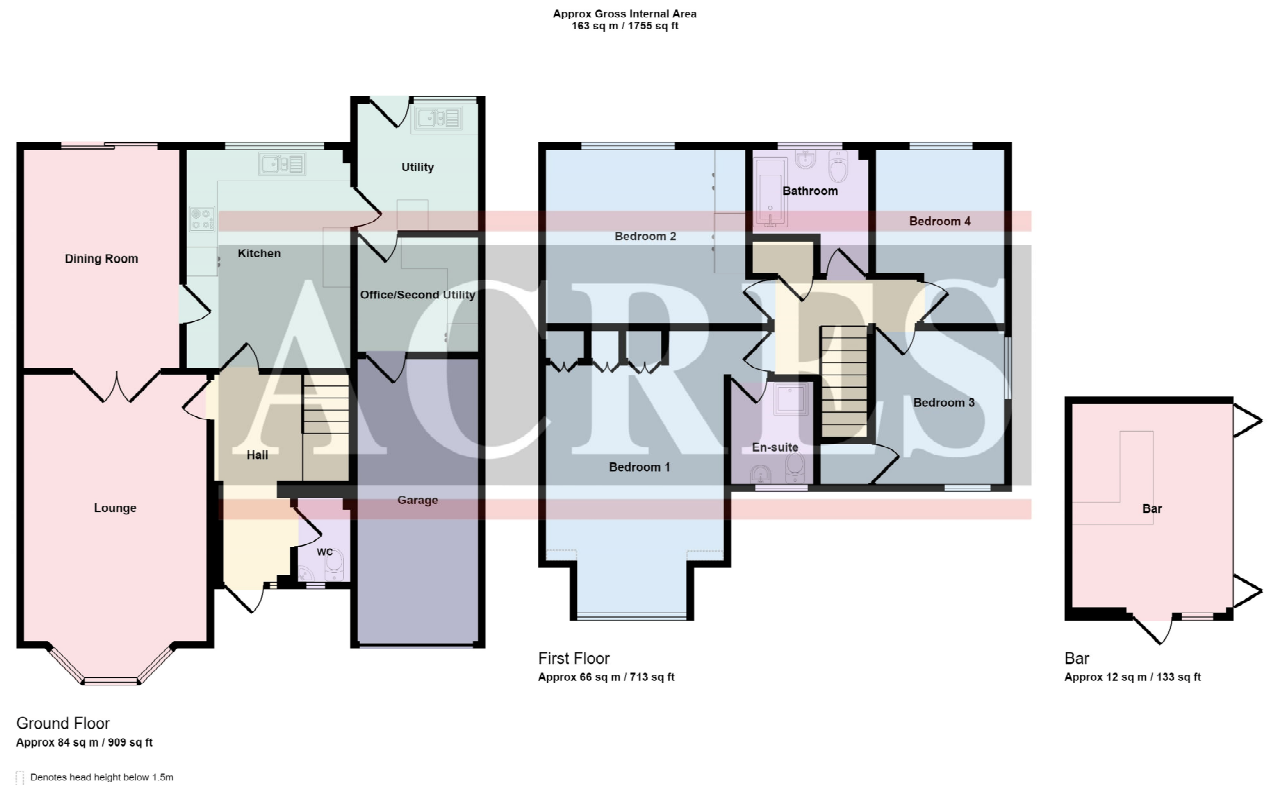
**COUNCIL TAX BAND:** F

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

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

**LOCATION:** Set off Sunnybank Close, in turn off Little Hardwick Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 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 Made Snappy 360.

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.