

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- ◆ Detached family home
- ◆ Three good bedrooms with fitted wardrobes
- ◆ Well appointed family bathroom
- ◆ Spacious lounge
- ◆ Separate dining room
- ◆ Fitted breakfast kitchen
- ◆ Office/play room
- ◆ Utility & garage styled store room
- ◆ Close to Sutton Park
- ◆ Sought after location



***12 STREETLY DRIVE, FOUR OAKS, B74 4PY - OFFERS OVER £575,000***

This spacious, extended, freehold, detached family home, is set in a well regarded and sought after cul-de-sac location, just off Streetly Crescent. The property is also just a short stroll from Sutton Park and a range of shopping facilities at 'The Crown', along with well regarded schooling. Four Oaks offers excellent public transport links, having access to the Cross City rail line and local bus services, with the added benefit of being close to major road links including the Midlands motorway network. Complemented by gas central heating and pvc double glazing (both where specified), this well presented family home briefly comprises reception hall, lounge, separate dining room, office/play room, breakfast kitchen, utility and guests wc. To the first floor there are three bedrooms, all having fitted wardrobes, additionally there is a well appointed family bathroom. Externally the property offers a garage styled store room, multi-car driveway and a substantial, mature rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, access is gained to the accommodation via:

**RECEPTION HALL:** 11'2" x 7'4" Multi-locking obscure pvc double glazed door to front, radiator, stairs off, doors to:

**GUESTS WC:** Obscure pvc double glazed window to side, low level wc, wall hung sink unit, chrome ladder style radiator.

**LOUNGE:** 15'6" x 13'5" Pvc double glazed bay window to front, coal effect gas fire having marble hearth and surround, radiator, double doors to:

**DINING ROOM:** 11'7" x 9'5" Pvc double glazed French doors to rear, radiator.

**FITTED KITCHEN:** 10'11" x 10'6" Pvc double glazed window to rear, there is a range of matching units fitted to both base and wall level including drawers, square edged work surfaces with inset stainless steel sink unit, integrated oven and grill, four ring hob with extractor canopy over, integrated fridge/freezer and dishwasher, tiled splash backs, space for table.

**OFFICE:** 9' x 7'6" Pvc double glazed window to side.

**UTILITY ROOM:** 7'7" x 7'5" Matching units fitted to base and wall level, stainless steel sink unit, plumbing for washing machine, radiator.

**PLAY ROOM /SUN ROOM:** 11'11" x 9'2" Pvc double glazed window and French doors to rear, radiator.

**STAIRS TO LANDING:** Pvc double glazed window to side, airing cupboard.

**BEDROOM ONE:** 15'6" x 10'4" Pvc double glazed windows to side and rear, two double built-in wardrobes, single wardrobe, matching built-in drawer unit, radiator.

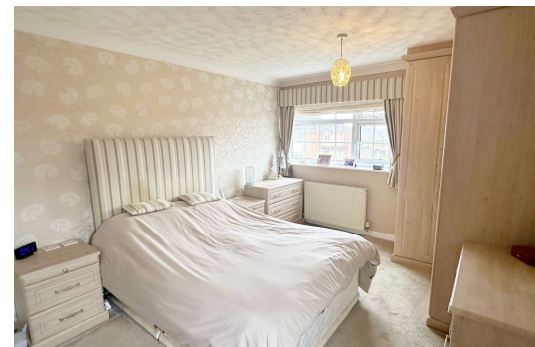
**BEDROOM TWO:** 12'2" x 11' Two pvc double glazed windows to rear, double and single built-in wardrobe, matching built-in drawers and bedside cabinets, fitted desk with drawers and full height shelving, radiator.

**BEDROOM THREE:** 10'7" x 6'5" Pvc double glazed windows to front and side, built-in wardrobe, matching built-in dressing table and drawers, overhead storage cupboards, radiator.

**WELL APPOINTED FAMILY BATHROOM:** 7'8" x 5'5" Pvc double glazed obscure window to front, matching white suite comprising corner bath with shower over, low level wc, sink with vanity unit, chrome effect ladder style radiator, tiling to walls and floor.

**GARAGE STYLED STORE ROOM:** 8' x 7'2" Up and over garage door.

**OUTSIDE:** Paved patio area with wall leading to a mainly lawned rear garden, flanked by borders having a variety of shrubs, bushes and trees, timber fencing.



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.

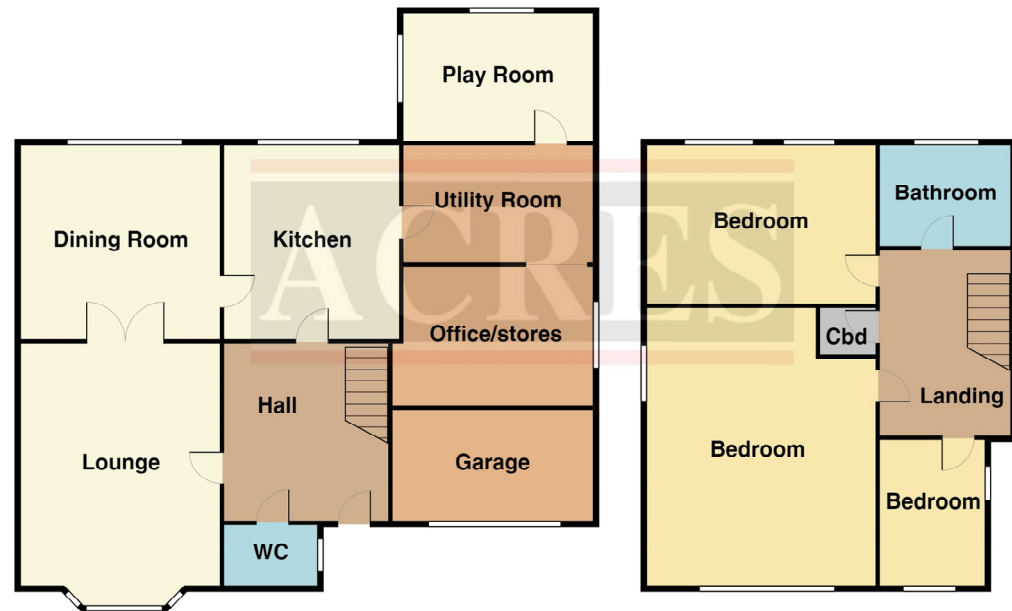
**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Streetly Crescent, off Park View Road, in turn off Walsall Road/Streetly Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Streetly Drive, Sutton Coldfield, B74 4PY



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.