

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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www.acres.co.uk



- ◆ Two good bedrooms
- ◆ Family bathroom
- ◆ Imposing, spacious lounge
- ◆ Extended rear dining area
- ◆ Extended breakfast kitchen
- ◆ Utility room with separate w.c.
- ◆ Side garage
- ◆ Private, mature rear garden
- ◆ Set close to Sutton Park
- ◆ No upward chain



25 STREETLY CRESCENT, FOUR OAKS B74 4PX - OFFERS AROUND £550,000

Set in a prime, central, sought after location just a short stroll from Sutton Park, the property has local bus services readily available and is served by an array of shopping facilities located at 'The Crown'. A deceptively spacious, freehold detached bungalow being extended full width to the rear, the property offers an excellent retirement home or indeed a family purchase given it's proximity to the sought after Four Oaks infants and junior schools. Complemented by gas central heating and having PVC double glazing (both where specified) to fully appreciate the property on offer, it's true proportions and further potential, we highly recommend an internal inspection. Briefly comprising, reception hall, imposing, spacious lounge being open plan to a rear dining area, there is a kitchen in turn opening to breakfast/garden room, utility room with additional garden/w.c. off. The property further offers two bedrooms, family bathroom side garage and mature, well stocked rear garden offering a high degree of privacy.

Set back from the roadway behind a multi-vehicular driveway having a side lawn with shrubs and bushes, access is gained to the property via:

CANOPY PORCH: Timber stained door having obscure leaded light glazed inset opening to:

RECEPTION HALL: Leaded light obscure window to side, radiator.

SPACIOUS THROUGH LOUNGE/DINING ROOM: 29'6" x 11'6" PVC double glazed picture window to rear together with two further PVC double glazed windows to side, two radiators, feature fireplace.

KITCHEN: 13'9" x 8'9" Single drainer sink unit set into worksurfaces having tiled splashbacks, a range of fitted base units, oven having hob above, in turn with extractor canopy over, radiator, wide opening access to:

BREAKFAST AREA/GARDEN ROOM: 12'6" x 11'2" Double glazed patio doors to rear, double radiator.

UTILITY ROOM: 13'9" max x 7'0" min x 8'6" max x 5'6" min PVC double glazed window and door to rear, single drainer sink unit, double base unit, recess/space for appliances.

SEPARATE W.C.: PVC double glazed obscure window to rear, low flushing w.c. in white.

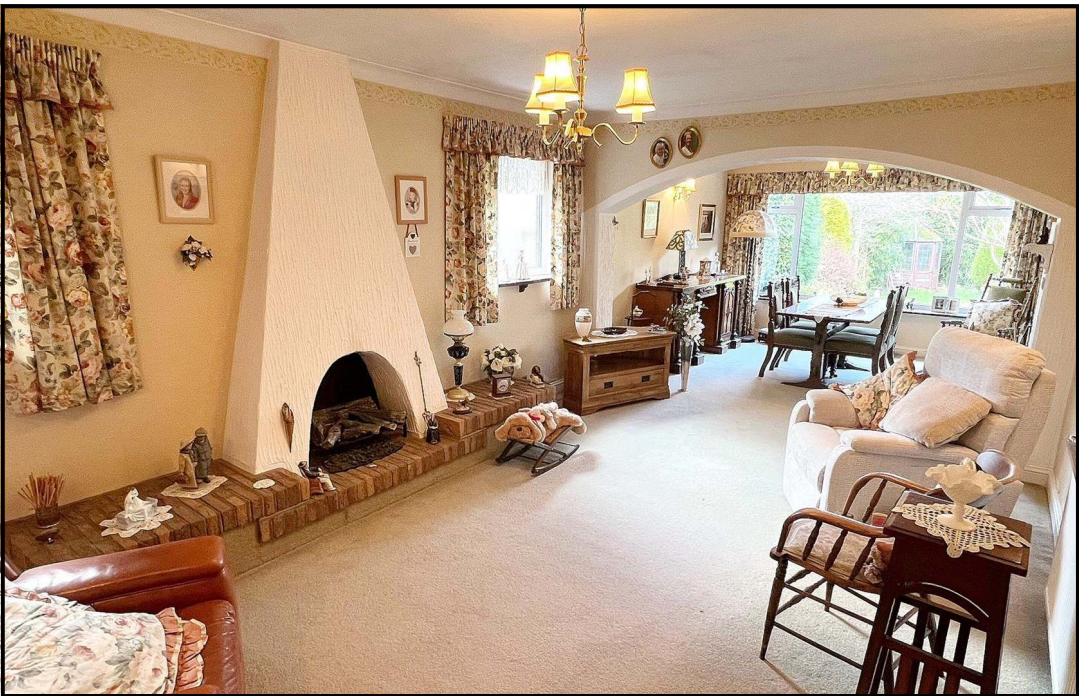
BEDROOM ONE: 14'10" x 10'9" Double glazed bow window to front with further double glazed window to side, radiator.

BEDROOM TWO: 11'6" x 10'9" Double glazed bow window to front, radiator.

BATHROOM: Double glazed obscure windows to front and side, matching suite comprising bath, wash hand basin, low flushing w.c., enclosed separate shower cubicle, glazed splashscreens, tiling to walls, chrome ladder style radiator.

SIDE GARAGE: 13'8" x 8'4" (please check the suitability of this garage for your own vehicle) Doors to utility room.

OUTSIDE: Wide block paved patio area opens to a generous, mainly lawned rear garden with shaped borders having an abundance of mature shrubs and bushes providing a high degree of privacy, there is a conifer hedge with walkway to an additional rear garden area with timber shed.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



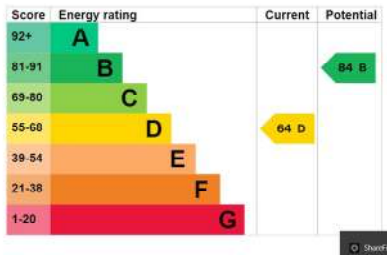
TENURE: We have been informed by the vendor that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: E

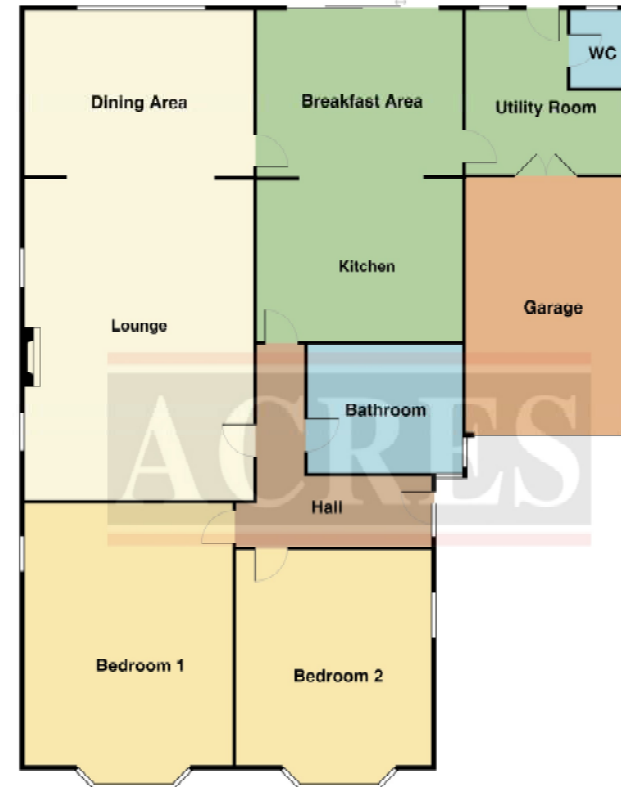
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Park View Road



Streetly Crescent, 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.