

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ First floor maisonette
- ◆ Three bedrooms
- ◆ Bathroom
- ◆ Lounge
- ◆ Re-fitted breakfast kitchen
- ◆ Rear garden
- ◆ Off road parking
- ◆ Sought after location
- ◆ NO UPWARD CHAIN



7 BOUNDARY ROAD, STREETLY, B74 2JH - OFFERS AROUND £190,000

Set in a central, convenient location, close to well regarded schooling, the property is additionally positioned within a few hundred metres of Sutton Park and is similarly placed for a variety of shopping facilities on the Chester Road. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises reception hallway, generous lounge, re-fitted breakfast kitchen, three good sized bedrooms and a well appointed family bathroom. Externally the property has off road parking and an attractive rear garden. Having a substantial, extended leasehold term remaining, to fully appreciate the property on offer, its space and potential, we highly recommend an internal inspection.

Set back from the roadway behind paved off road parking, the property is accessed through a side gate and a timber stained front door having glazed inset into:

RECEPTION HALLWAY: Radiator, stairs off to first floor apartment landing.

FIRST FLOOR LANDING: 15'6" max / 5'4" min x 7'7" Pvc double glazed window to side, built-in cloaks cupboard, radiator.

LOUNGE: 14' X 13'6" Pvc double glazed window to front, contemporary fireplace, radiator.

RE-FITTED KITCHEN: 10'6" x 8'5" Pvc double glazed window to front, there is a range of matching units fitted to both base and wall level, rolled edge work surfaces, eye level integrated oven and grill, space for dishwasher, washing machine and fridge/freezer, inset four ring gas hob with extractor canopy over, tiled splash backs, large pantry cupboard, storage cupboard, breakfast bar having space for stool.

BEDROOM ONE: 13' x 9'4" Pvc double glazed window to rear, radiator, two double built-in wardrobes.

BEDROOM TWO: 10'5" x 8'6" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 9'7" x 6'7" Pvc double glazed window to rear, radiator.

WELL APPOINTED BATHROOM: 8' x 5'6" Three obscure pvc double glazed windows to side, matching white suite comprising bath with shower over and glazed splash screen, tiled splash backs, sink unit, low level wc, part tiled walls, fitted storage cupboard, chrome ladder style radiator.

OUTSIDE: To the rear of the property there is a lawned garden for exclusive use of No.7.



TENURE: We have been informed by the vendor that the property Leasehold having a substantial term remaining (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 are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Hundred Acre Road/Chester Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Boundary Road, Streetly, B74 2JH



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.