

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Well appointed ground floor bathroom
- ◆ Additional first floor shower room
- ◆ Imposing, spacious lounge
- ◆ Open plan dining room
- ◆ Comprehensively fitted contemporary breakfast kitchen
- ◆ Tandem side garage with laundry area
- ◆ Attractive rear garden
- ◆ Set in a well regarded cul-de-sac
- ◆ Short stroll from Sutton Park



16 REDLANDS WAY, STREETLY, B74 3ET- OFFERS AROUND £620,000

This exceptionally well presented and much improved, freehold, detached property is set in a well regarded, centrally located cul-de-sac, off Middleton Road, therefore being just a short stroll from Sutton Park. Shopping facilities are available at Manor Road, together with Streetly Village, where you will also find restaurants and cafes. Finished to an exacting specification, this thoughtfully designed property is complemented by pvc double glazing, together with gas central heating (both where specified) and truly requires an internal inspection to fully appreciate its host of features, which include oak doors and flooring. Briefly comprising enclosed porch, reception hall, imposing, spacious lounge, open plan dining room to a comprehensively fitted breakfast kitchen having integrated appliances, ground floor bedroom/optional den, additionally there is a well appointed bathroom. To the first floor there are two double bedrooms, together with a white shower room. The property has a side tandem garage with rear laundry area and feature garden.

Set back from the roadway behind a multi-vehicular block paved driveway having side lawn, access is gained to the property via a doorway having double glazed insets opens to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front, door to:

RECEPTION HALL: Pvc double glazed window to front, radiator, oak flooring.

ATTRACTIVE, SPACIOUS LOUNGE: 16' x 13'6" Pvc double glazed window to front, double radiator, wide elevated log effect living flame electric fire, oak flooring, twin doors open to:

COMPREHENSIVELY FITTED DINING/BREAKFAST KITCHEN: 16'10 max / 7'6" min x 14' max / 9'9" min

Dining Area: Double glazed bi-fold doors to rear, radiator, oak flooring.

Fitted Breakfast Kitchen: Pvc double glazed window to rear, one and a half bowl sink unit set into sweeping onyx work surfaces having upstands, there is a range of handleless, grey fitted base units with integrated dishwasher, further range of high gloss white wall units with integrated fridge/freezer, elevated stainless steel oven and separate microwave, flush fitted induction hob with extractor canopy over, concealed LED up and down lighting, two space breakfast bar.

GROUND FLOOR BEDROOM THREE/OPTIONAL DEN: 14' x 9'6" Pvc double glazed patio doors to rear, radiator, double built-in wardrobe, oak flooring.

BATHROOM: Pvc double glazed obscure window to side, matching well appointed white suite comprising bath, wall hung wash hand basin, low flushing wc, contemporary tiled splash backs, chrome ladder style radiator, tiled floor.

STAIRS TO LANDING: Pvc double glazed window to rear, radiator.

BEDROOM ONE: 18' max / 14'4" min x 9'6" max with additional 7'9" wide recess Pvc double glazed windows to front and side, radiator.

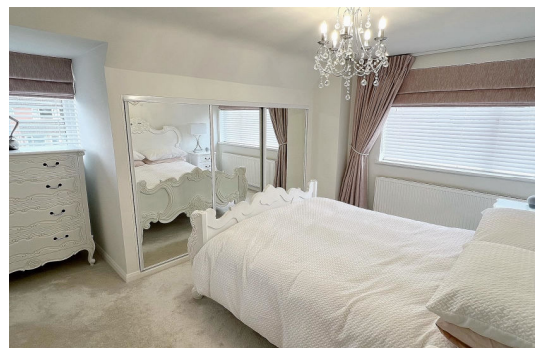
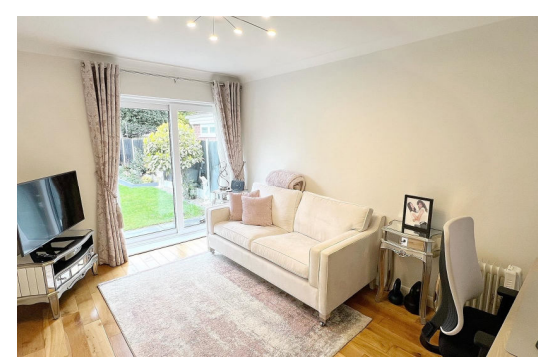
BEDROOM TWO: 13'7" x 12'7" max / 9'3" min Pvc double glazed windows to front and side, radiator, double and single built-in wardrobes.

SHOWER ROOM: Pvc double glazed obscure window to rear, matching white suite comprising deep shower cubicle with glazed splash screen, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, tiled splash backs.

TANDEM SIDE GARAGE WITH REAR LAUNDRY AREA: 30'9" x 8'4" Pvc double glazed window to side **(Please check the suitability of this garage for your own vehicle)**

Rear Laundry Area: Having plumbing and recesses for washing machine and dryer, rolled edge work surface, pvc double glazed window and door to rear.

OUTSIDE: Paved patio area to a lawned rear garden having shrubs and bushes, together with further rear covered seating area.



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)

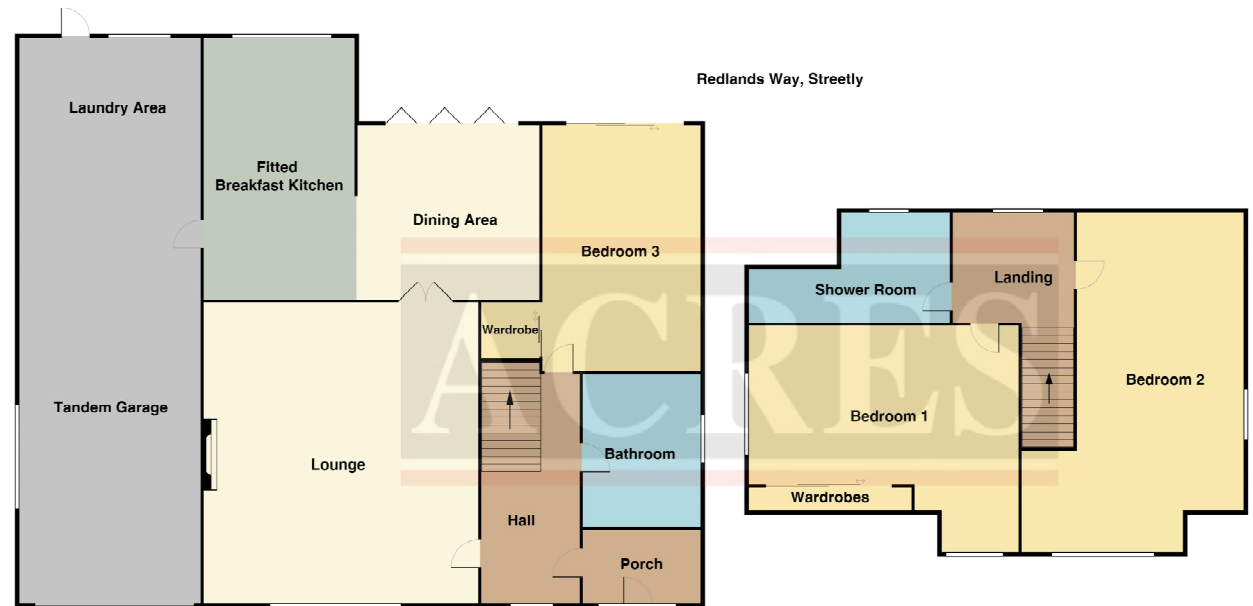
COUNCIL TAX BAND: E

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Middleton Road, in turn off Foley Road East

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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.