

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Family bathroom
- ◆ Attractive lounge
- ◆ Open plan kitchen/diner
- ◆ Utility
- ◆ Guests wc
- ◆ Mature garden having fields to rear
- ◆ Popular sought after location
- ◆ Close to local shops & Sutton Park



31 MANOR ROAD, STREETLY, B74 3NG - OFFERS AROUND £420,000

This attractively decorated and much improved, traditional styled, semi-detached family home, is set in a prime, central and sought after location, close to Sutton Park and being similarly well placed for local shops and facilities on Chester Road. The Streetly area provides access to well regarded schooling for all ages and ideally situated for excellent road links into Birmingham, Sutton Coldfield and Walsall City centres and motorway links. The property benefits from gas central heating and pvc double glazing (both where specified) and briefly comprises entrance hall, lounge, open plan kitchen/diner, utility and guests wc, to the first floor there are three bedrooms and a well appointed family bathroom with separate shower. To the rear is a private garden backing onto open fields. 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 property via a glazed door opening to:

RECEPTION HALLWAY: 11'7" x 6'10" Obscure double glazed door and window to front, wood effect flooring, radiator.

LOUNGE: 11'5" x 11'3" Pvc double glazed bay window to front, wood effect flooring, wall mounted sockets for media wall, radiator.

OPEN PLAN KITCHEN/DINER: 11' x 18'9" max / 17'6" min

Fitted Kitchen: Pvc double glazed window to rear, there is a range of modern units fitted to both base and wall level with pan drawers, square edged work tops, inset sink unit, integrated oven, four ring hob and extractor fan over, integrated dishwasher and fridge, tiled splash backs, breakfast bar having space for three stools.

Dining Area: Pvc double glazed patio doors to rear, with log burner, tiled hearth, wood effect flooring.

UTILITY: 10'2" x 7'3" Pvc double glazed window to rear, matching cupboards to base and wall level, space for washing machine/dryer, wood effect flooring.

GUESTS WC: Low level wc, sink with vanity unit, wood effect flooring.

STAIRS TO LANDING: Pvc double glazed window to side.

BEDROOM ONE: 13' x 11'5" Pvc double glazed bay window to front, radiator.

BEDROOM TWO: 11'3" x 9'3" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 7'8" x 6'11" Pvc double glazed window to front, radiator.

FAMILY BATHROOM: 7'7" x 7'3" Pvc double glazed obscure window to rear, matching white suite comprising bath, shower cubicle with glazed splash screen, low level wc, sink unit, marble effect tiled splash backs, wood effect flooring, chrome ladder style radiator.

GARAGE: 9'10" x 8'4" (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area with lawned garden having mature shrubs and bushes, space for storage to the rear.



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: D

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

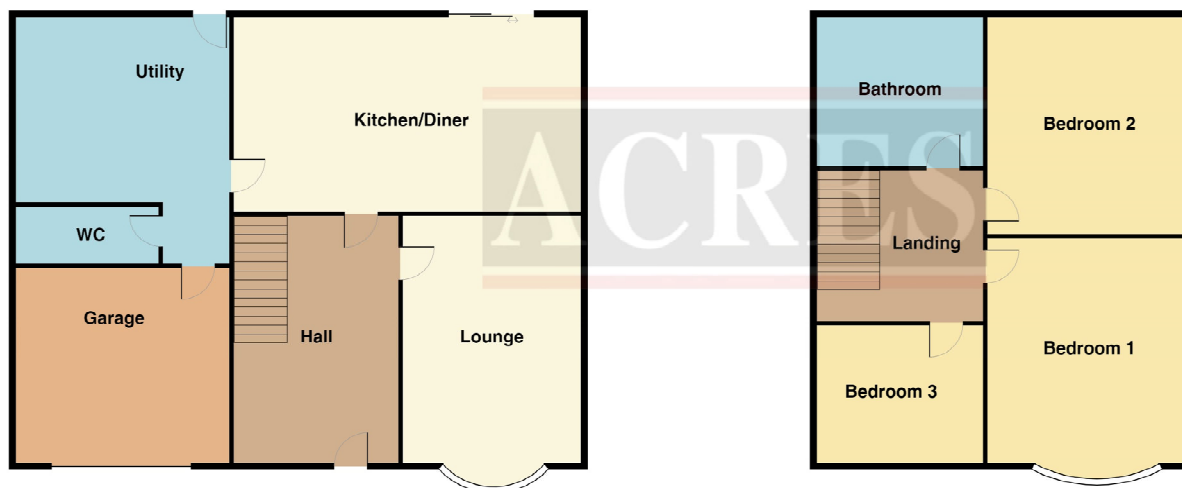
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Thornhill Road/Chester Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Manor Road, 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.