

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three good bedrooms
- ◆ En-suite shower room
- ◆ Well appointed white bathroom
- ◆ Attractive open plan lounge with Stove fire
- ◆ Open plan dining room with bi-fold doors
- ◆ Playroom/snug
- ◆ Superb extended fitted breakfast kitchen with central island
- ◆ Guests cloakroom/shower room
- ◆ Substantial rear garden
- ◆ Overlooking open fields to fore
- ◆ Separate garage



343 CHESTER ROAD, STREETLY / ALDRIDGE BORDER, WS9 0PH - OFFERS OVER £500,000

This delightful, well presented and much improved, enlarged, spacious, freehold, semi-detached family home, is set in an enviable location overlooking open countryside to the fore. Complemented by gas central heating and pvc double glazing (both where specified), the property has excellent road links as well as a bus service within short walking distance. Thoughtfully designed and comprehensively renovated, to fully appreciate the property on offer and its many features, we highly recommend an internal inspection. Briefly comprising reception hall, front playroom/snug, attractive open plan lounge with Stove fire, opening to rear dining area with bi-fold doors, there is a substantial, comprehensively fitted breakfast kitchen with central island and laundry area, in turn having guests cloakroom/shower room off. To the first floor there are three good bedrooms, the master having fitted wardrobes, a vaulted ceiling and a white en-suite shower room, additionally there is a well appointed family bathroom. Externally there is a substantial rear garden and single car garage located separately to the side.

Set back from the roadway behind a deep multi-vehicular driveway flanked by shrubs and bushes, access is gained to the accommodation via:

CANOPY PORCH: Multi-locking front door gives access to:

RECEPTION HALL: Radiator, Karndean wood style floor covering.

PLAYROOM/SNUG: 12'6" max / 10'6" min x 11'2" max / 10' min Pvc double glazed bay window to front overlooking open aspect, double radiator, Karndean wood style floor covering.

ATTRACTIVE OPEN PLAN LOUNGE: 16'3" min x 11' max / 9'10" min x 30'8" into dining room Pvc double glazed window to front, log burning Stove fire set onto a slate hearth having matching recess and feature timber mantle, double radiator, being open plan to:

REAR DINING AREA: Double glazed bi-fold doors to rear garden, tall feature radiator, Karndean wood style floor covering throughout.

SUBSTANTIAL FITTED BREAKFAST KITCHEN: 26' x 15' Full width double glazed bi-fold doors to rear, one and a half bowl sink unit set into sweeping work surfaces having matching upstands, comprehensive range of fitted handleless grey gloss units to both base and wall level including drawers, elevated stainless steel oven having separate grill, fitted microwave, integrated dishwasher and wine fridge, American style fridge/freezer, wide central island unit having stainless steel gas hob with extractor canopy over and space for six stools, tall contemporary radiator, half pvc double glazed door to side. **Double built-in laundry cupboard:** Having internal shelving and recesses and plumbing for washing machine/dryer.

GUESTS CLOAKROOM/SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator.

STAIRS TO LANDING: Pvc double glazed window to side, radiator, built-in storage cupboard.

BEDROOM ONE: 16'4" max / 11' min x 15' max / 6'6" min Pvc double glazed window to rear, feature vaulted ceiling, single and two double fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM: 8'7" x 4'9" Double glazed Velux window to side, matching white suite comprising enclosed shower cubicle with glazed splash screen, bowl wash hand basin set onto a ledge, low flushing wc, chrome ladder style radiator, fitted mirror with lighting, tiling to walls and floor.

BEDROOM TWO: 15'4" x 10'10" max / 10'4" min Pvc double glazed windows to front and rear, radiator.

BEDROOM THREE: 11'2" x 10'10" Pvc double glazed window to front, radiator.

WELL APPOINTED BATHROOM: Obscure pvc double glazed window to side, matching renewed white suite comprising deep bath with mixer shower, large double shower cubicle with glazed splash screens, wall hung vanity wash hand basin with base unit beneath, chrome ladder style radiator, complementary tiling to wall and floor.

OUTSIDE: Full width paved patio area to a substantial mainly lawned rear garden having side beechwood hedge together with shrubs and bushes.

SINGLE CAR GARAGE: 16' x 8'7" Being set in a separate block to the side of the property. **(Please check the suitability of this garage for your own vehicle)**



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



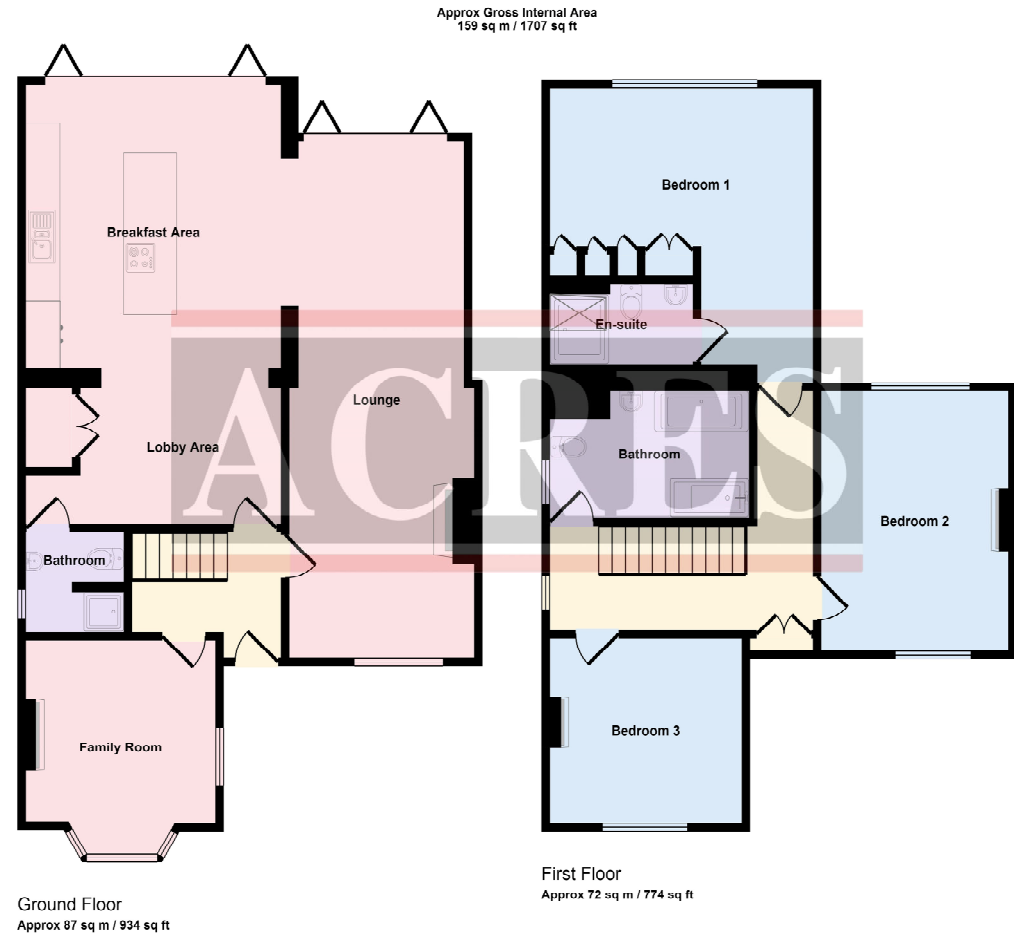
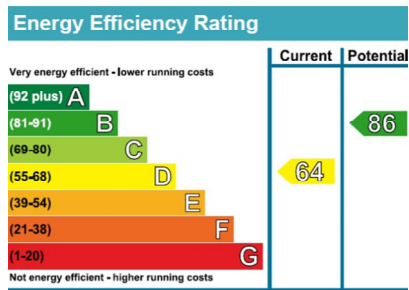
TENURE: We have been informed by the vendor that the property Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)

COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set just past the junction of Hardwick Road.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

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.