ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk



- Extended detached family home
- Three generous double bedrooms
- Well appointed family bathroom
- Welcoming lounge and separate sunroom
- Open-plan kitchen/diner
- Separate study, ideal for home working
- Garage with workshop and utility areas
- Guest WC
- Private rear garden with separate log cabin and shed/workshop
- Ideally located for schools and transport links





STREETLY CRESCENT, FOUR OAKS, B74 4PZ - OFFERS AROUND £650,000

Set on Streetly Crescent in the heart of Four Oaks, this extended detached family home offers spacious and versatile accommodation, ideally placed for well regarded schools and excellent transport links. Being close to Mere Green and local shops at 'The Crown' the property boasts three double bedrooms and a well appointed family bathroom. There is a welcoming lounge, separate sunroom, open plan kitchen/diner and a separate study. Complemented by a garage with workshop and utility areas, a guest WC and a private rear garden with separate log cabin and shed/workshop. This is a superb opportunity for families seeking a home in a sought after location.

Set back from the roadway behind a multi-vehicle driveway with fore garden and mature hedging to front and side, access to the property is gained via an obscure pvc double glazed door to front into:

RECEPTION HALL: Wood effect flooring, archway to:

INNER HALL: Stairs off, useful under stairs storage cupboard, radiator, doors off to:

STUDY: 10' x 8'9" max / 8'4" min Pvc double glazed window to front, wood effect flooring, radiator, built-in shelving.

LOUNGE: 16'5" x 10'11" Pvc double glazed bay window to front, picture window to sun room, coal effect feature fireplace with rustic brick surround and mantle, two radiators, opening to:

FITTED KITCHEN/DINER: 22'9" x 12'6" max / 8'4" min Pvc double glazed windows to side and rear, glazed door to sun room, door to utility, stainless steel sink/drainer unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, tiled splash backs, tiled flooring, space for fridge/freezer and dishwasher, inset eye level oven/grill, radiator.

UTILITY ROOM: 23'4" x 11'6" max / 8'9" min Pvc double glazed patio doors to rear, plumbing and space for washing machine and dryer, stainless steel sink unit set into rolled edge work surface, tiled splash backs, radiator, doors to garage and:

GUESTS WC: Obscure glazed window to rear, low level wc, wall hung sink unit, tiled floor.

STAIRS TO LANDING: Pvc double glazed window to front, loft access, doors off to:

BEDROOM ONE: 16'5" x 10'5" Two pvc double glazed windows to front and side, two double built-in wardrobes, radiator.

BEDROOM TWO: 11'8" x 9'8" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 9'7" x 8'9" Pvc double glazed window to rear, built-in wardrobe with matching desk, drawers and overhead storage, radiator.

FAMILY BATHROOM: 8'6" x 8'5" Obscure double glazed window to rear, white suite comprising bath with shower over, tiled splash backs, low level wc, wash hand basin, wood effect flooring, radiator.

GARAGE: Divided into 2 areas being 16'4" x 8'6" and 11'7" x 2'10" Up and over garage door to front, door to rear. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Paved patio area having, large lawn flanked by borders with mature shrubs, bushes and trees, large shed/workshop, standalone log cabin.

GYM/HOME OFFICE: 15'4" x 10'10" Pvc double glazed window to rear, pvc double glazed window and door to side, two skylights, accessed from the garden.





















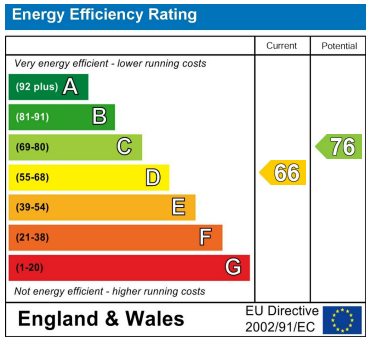
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

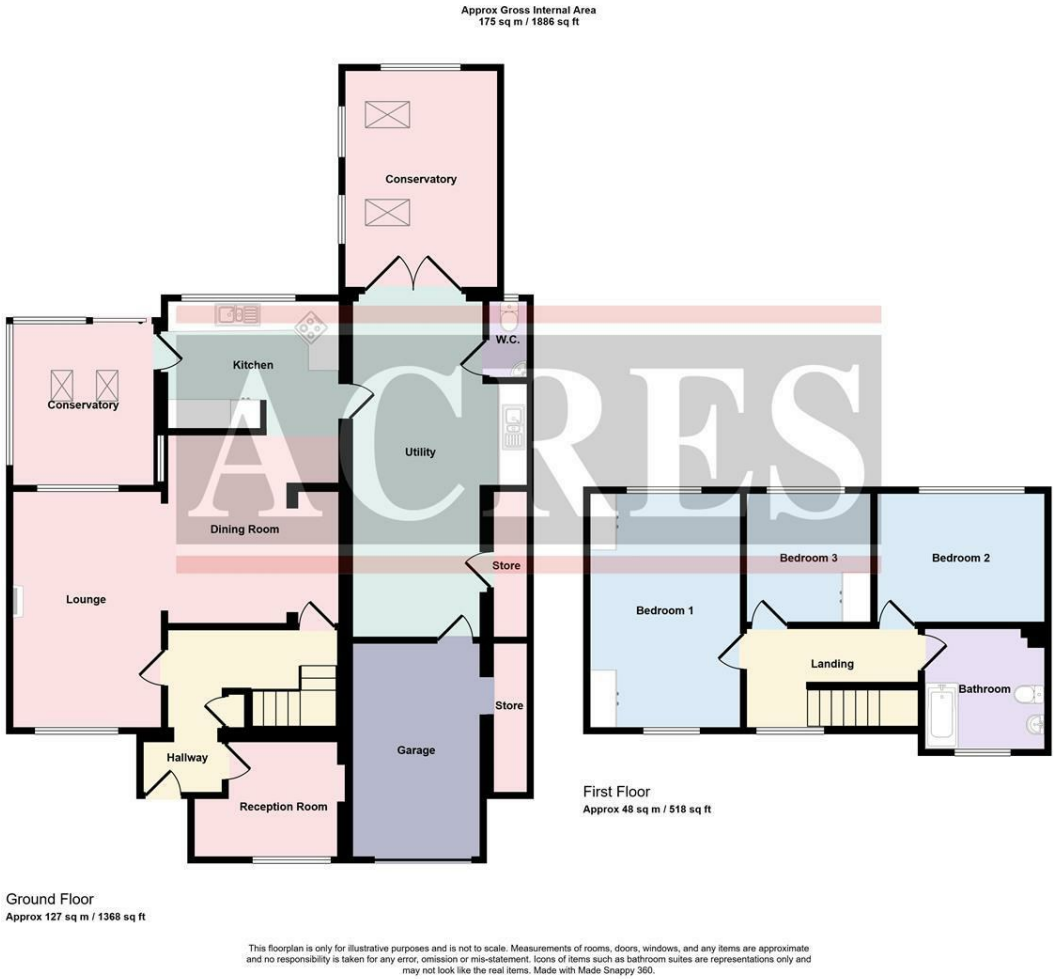
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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.