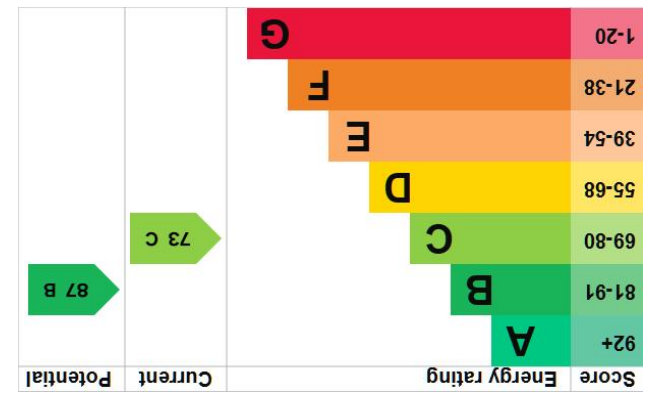


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- A Great Sized 3 Bedroom Semi Detached Family Home
- Highly Sought After Location
- Hallway With Guest WC
- Formal Lounge & Dining Area
- Fitted Kitchen
- 3 Great Bedrooms

128 Hundred Acre Road, Streetly, Sutton Coldfield, B74 2BH

Offers In Region Of £325,000

## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Green and Company are delighted to offer to the market this superbly presented three bedroom semi-detached family home situated within a highly sought after area of Streetly. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre and beyond. Offering bright and spacious living accommodation throughout the home is entered via an enclosed porch with access to the hallway, a formal lounge diner runs the full width of the home, a stylish kitchen, guest WC, on the first floor there are three bedrooms, a family bathroom and garage, to complete the home there is a private rear garden.

Homes such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

### ENCLOSED ENTRANCE PORCH

**HALLWAY** Having a staircase rising to the first floor, radiator and doors to:

**GUEST WC** A white suite with a low level corner WC, suspended wash hand basin, a window and door to the side.

**LOUNGE DINER** 20' 9" x 9' 8" (6.32m x 2.95m) A spacious lounge and dining area running the full width of the property, there is a floating fireplace as the focal point, sliding patio doors to the rear garden, a further window to the rear and radiator.

**FITTED KITCHEN** 12' 3" x 7' 9" (3.73m x 2.36m) To include a stylish range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated five ring gas hob and extractor fan over, integrated double oven, sink and drainer unit, plumbing and space for white goods and a front facing window.

From the hallway a staircase rises to the first floor landing with doors to:

**BEDROOM ONE** 12' 3" x 10' 2" (3.73m x 3.1m) Having a window to the rear and radiator.

**BEDROOM TWO** 12' 2" x 8' 2" (3.71m x 2.49m) Having a window to the rear and radiator.

**BEDROOM THREE** 10' 11" x 8' 2" (3.33m x 2.49m) Having a window to the front and radiator.

**BATHROOM** To include a matching white suite with a panelled bath and separate corner shower cubicle, wash hand basin, low level WC and side facing window.

**GARAGE** 14' 9" x 8' 3" (4.5m x 2.51m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear of the home there is a good sized private garden with a patio area for entertaining, mainly laid to lawn with fenced boundaries and being ideal for the family buyer.

Council Tax Band C Walsall Metropolitan Borough Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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