

ACRES

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DRAFT

- Detached family home
- Generous corner plot
- Three double bedrooms
- Well-appointed family bathroom and ground-floor shower room
- Spacious open-plan lounge/dining room
- Separate home office
- Open-plan breakfast kitchen/dining/living space
- Utility with adjoining office/workshop
- Double garage and scope to extend (STPP)
- High-standard finish and well-regarded school catchment



ASTOR ROAD, STREETLY, B74 3EX - OFFERS AROUND £625,000

Occupying a generous corner position on Astor Road in the sought after Streetly area, this beautifully presented, detached family home is finished to a high standard throughout. Conveniently situated for local amenities and within catchment for well-regarded schools, the property offers spacious, versatile accommodation comprising a large open-plan lounge/dining room, home office and an impressive open-plan breakfast kitchen with dining and living areas. A utility room with adjoining office/workshop, ground-floor shower room and double garage further complement the accommodation, whilst three double bedrooms and a well-appointed family bathroom complete the first floor. The generous corner plot provides considerable potential to extend, subject to the necessary planning permission and consents. An internal viewing is highly recommended to appreciate the accommodation on offer.

Accessed off Middleton Road, there is a multi-vehicle driveway with mature hedging and gardens to front and side, access to the accommodation is gained via pvc double glazed double doors open to:

PORCH: Pvc double glazed window to side, tiled effect flooring, composite multi-locking front door into:

RECEPTION HALL: Obscure pvc double glazed window to front, stairs off, radiator, doors to:

LOUNGE/DINING ROOM: Separated into three areas being: Lounge: 18'5" x 11'10", Dining Area: 11'5" x 8'6" and Home Office/Playroom: 10'8" x 8'7".

Pvc double glazed windows to side and rear, pvc double glazed French doors to rear, log burner with marble hearth with timber beam over, radiator, archway to home office/playroom, oak style wood effect flooring throughout.

FITTED KITCHEN COMBINING DINING AREA:

Kitchen: 14'5" x 9'10" Pvc double glazed window to rear, sink/drainage unit set into granite work surfaces with upstands, there is a range of fitted units to both base and wall level including drawers, inset eye level oven/grill, ceramic hob and extractor canopy over, large pantry cupboard, integrated fridge and dishwasher, radiator.

Dining Area: 16' x 13'3" Pvc double glazed French doors to rear, pvc double glazed window to front, useful storage cupboard, space for dining table and sofas, radiator, tiled flooring throughout.

UTILITY ROOM: Obscure pvc double glazed window to front, one and a half bowl stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of co-ordinating wall and base units with drawers, plumbing and space for washing machine and dryer, tiled flooring, space for fridge/freezer, radiator.

GROUND FLOOR SHOWER ROOM: Two pvc double glazed obscure windows to side, renewed suite comprising shower cubicle with spot lights, two tiled display shelves, marble tiled walls, stone tiled flooring, low level wc, wash hand basin with vanity unit below, chrome ladder style radiator.

WORKSHOP/HOBBY ROOM: 8'7" x 6'3" Pvc double glazed window to rear, tiled flooring, radiator.

STAIRS TO LANDING: Obscure pvc double window to side, useful storage cupboard, doors off to:

BEDROOM ONE: 17'11" x 10' Pvc double glazed windows to side and rear, radiator.

BEDROOM TWO: 12'5" x 12' Pvc double glazed windows to side and rear, two double built-in wardrobes, radiator.

BEDROOM THREE: 12'6" x 8'9" Pvc double glazed window to side, one double built-in wardrobe, radiator.

FAMILY BATHROOM: Obscure pvc double glazed window to side, matching suite comprising bath with shower over and glazed shower screen, two built-in shelves, feature tiled splash backs, low level wc, wash hand basin with drawers, tiled walls and floor, sensor mirror, ladder style radiator.

DOUBLE GARAGE: 17'9" x 17'4" Two electric up and over doors to front.

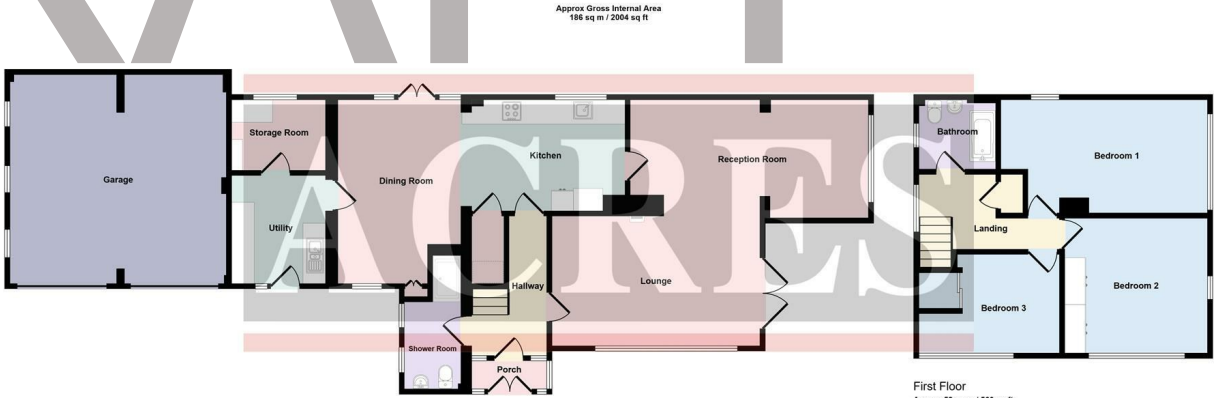
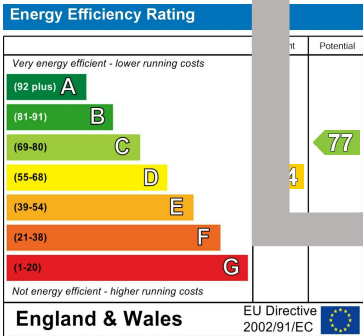
OUTSIDE: Paved patio and lawned areas having borders with mature shrubs and trees, having a good degree of privacy.



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: Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088



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 may not look like the real items. Made with Made Snappy 360.

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