



Wysteria House, 22 Streetly Lane
Sutton Coldfield, B74 4TU



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Fine Residential

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A VERY IMPRESSIVE DOUBLE FRONTED FAMILY RESIDENCE OCCUPYING A MATURE SETTING IN THIS SOUGHT AFTER AND CONVENIENT RESIDENTIAL LOCATION OPPOSITE SUTTON PARK.

Most attractive in appearance with classic double fronted rendered elevations, the property stands well back from the road behind a deep foregarden with electrically gated gravel driveway providing extensive parking.

The superbly presented and elegantly proportioned family accommodation which retains many of its original delightful features briefly comprises:

Enclosed Porch.

Reception Hall with beamed ceiling, picture rail, radiator cabinet and oak strip flooring.

Guest Cloakroom with wc, washbasin and ceramic tiled flooring.

Lounge 16'9" into Inglenook x 16'5" bay window looking out onto the front gardens with window seat, beamed Inglenook fireplace, recess with central fireplace and electric stove, beamed ceiling and oak strip flooring.





Door to:

Office 16'9" x 9'5" with fitted furniture and double doors opening onto the patio.

Sitting Room 12'6" x 14'11" with window to front, electric fire and oak strip flooring.

Large Kitchen/Breakfast with Family Area 30'5" x 23'10" with an extensive range of shaker style cabinets in light oak with polished granite worksurfaces and integrated appliances. Rangemaster freestanding cooker with gas fired oven/grill, 5 ring gas burning hob and electric hot plate, housing for American style fridge/freezer, inset twin Belfast sink, dishwasher and wine chiller. Central island with further cupboards and drawers, seating and integrated chopping board. Ceramic floor tiling.

Bi folding doors to:

Games Room 12'3" x 20'4" with integrated speaker system, vaulted ceiling with sky lights, wooden flooring and underfloor heating.

Utility 9'1" x 9'11" with a range of shaker style units including wall and floor cupboards, laminate worksurfaces with tiled splash backs, stainless steel sink with drainer, Amtico flooring, under floor heating and door opening to rear garden.





On The First Floor.

Bedroom One 11'3" x 20'5" a through room with views of Sutton Park to front and rear gardens.

En Suite Bathroom large oval bath with mixer tap shower fitment and shower above, wc, pedestal wash basin and ceramic wall and floor tiling.

Bedroom Two 15'10" x 12'5" with a range of fitted furniture including wardrobes, drawers and desk, bay window to front with views of Sutton Park.

Bedroom Three 11'11" x 13'4" with windows looking at over rear gardens.

Bedroom Four 9'2" x 13" with built in wardrobes and window looking out to front.

Bedroom Five 8'5" max x 9'7" with window looking out over front gardens.

Family Bathroom large freestanding oval bath with wall mounted taps, walk in shower and large rain head shower twin sinks with wall mounted taps, wc, limestone wall and floor tiling, underfloor heating and chrome ladder radiator.

Airing Cupboard.

Garage 21'6" 11'5 with light and power.

Private Mature Landscaped Gardens extending to approximately 0.4 acres with paved patio, heated gazebo, lawns and a variety of evergreen trees, shrubs, hedging and planted borders.

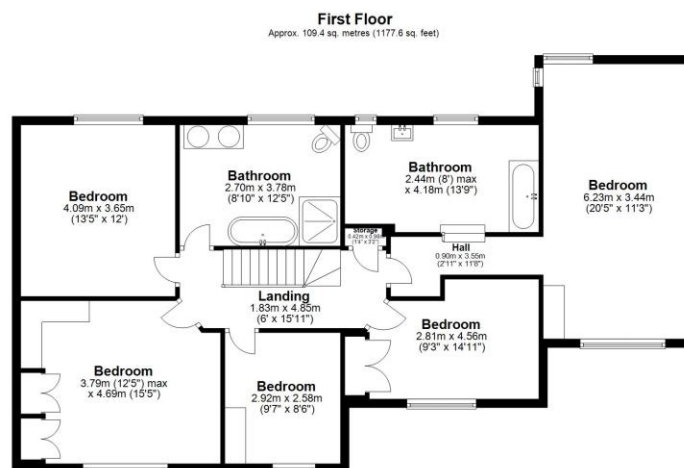
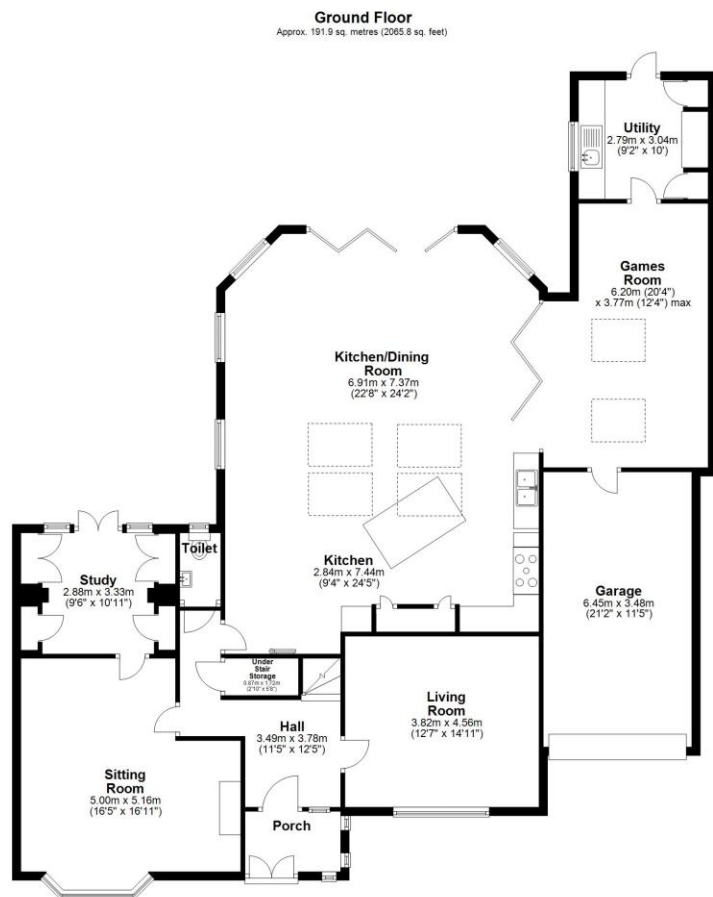
Summer House.

Shed.

Council Tax Band: G







Total area: approx. 301.3 sq. metres (3243.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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