

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

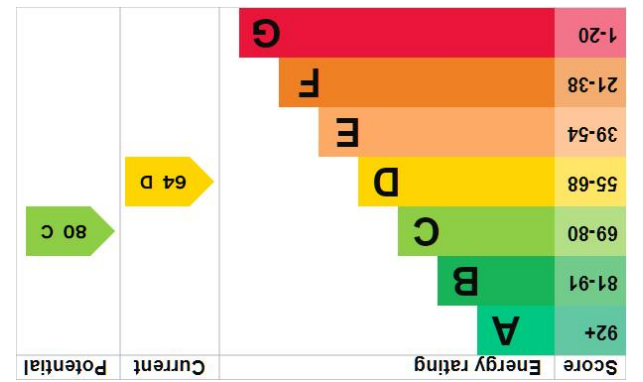


1ST FLOOR



GROUND FLOOR

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



- Vastly Extended Family Home
- 3 Reception Rooms
- Large Kitchen Diner
- 5 Great Sized Bedrooms
- Master En Suite Bathroom
- Shower Room

Foley Road West, Streetly, Sutton Coldfield, B74 3NU

Offers In Region Of  
£850,000

## Property Description

Occupying a most sought after location and overlooking open countryside to the front this superbly presented and thoughtfully extended five bedroom detached family home offers spacious accommodation throughout. 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 Mere Green and Sutton Coldfield town centres. Approached via a large in and out driveway to the front the home is entered through an enclosed porch leading to a hallway, two formal reception rooms to the front, a magnificent lounge to the rear which is ideal for entertaining, a large kitchen diner with views over the private garden, on the first floor there are five bedrooms the master has an en suite bathroom, there is a further shower room and separate guest WC, to complete the home there is a beautiful garden and a garage.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

### ENCLOSED PORCH

**ENTRANCE HALLWAY** Having a staircase rising to the first floor, useful storage cupboard, coving, radiator and doors to:

**FRONT LOUNGE** 20'3" to bay x 12'2" (6.17m x 3.71m) Having a deep bay to the front aspect, radiator, a log burner as the focal point and doors to the rear lounge.

**FORMAL DINING ROOM/OFFICE/SNUG** 14'7" to bay x 11'9" (4.44m x 3.58m) Offering a multitude of uses with a bay window to the front, radiator and coving.

**LOUNGE** 18'1" x 26'3" (5.51m x 8m) A magnificent space for entertaining with a raised lantern orangery light, patio doors leading out and having views over the rear garden, coving, two radiators, a further rear facing window, a door to the inner lobby with guest WC and a further door in to the garage.

**KITCHEN DINER** 27' x 15'6" max 11'4" min (8.23m x 4.72m max 3.45m min) A lovely open plan kitchen, living, dining area, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over, under cupboard lighting and tiled splash backs, space for a Range style cooker with extractor fan over, sink and drainer unit and opening in to the sitting/dining area with useful pantry, radiator and doors to the large rear garden and patio.

From the hallway a staircase rises to the first floor landing with a door to the inner landing and further doors to:

**BEDROOM ONE** 15'6" to bay x 9'7" (4.72m x 2.92m) A great sized master bedroom with a range of fitted wardrobes with shelving and hanging space, radiator and a door to the en suite bathroom.

**EN SUITE BATHROOM** A matching white suite with a P shaped bath with shower over and shower screen, wash hand basin with vanity storage beneath, coving, low level WC and front facing window.

**BEDROOM TWO** 13'1" x 7'10" (3.99m x 2.39m) Having windows to rear, side and radiator.

**GUEST WC** Low level WC and side facing window.

A door from the landing leads to a further hallway with doors to:

**BEDROOM THREE** 13' x 10'10" (3.96m x 3.3m) Having a window to the front, built in wardrobes and radiator.

**BEDROOM FOUR** 11'4" x 10'7" (3.45m x 3.23m) Having a window to the front and radiator.

**BEDROOM FIVE** 9'8" x 11' (2.95m x 3.35m) A lovely bedroom with a vaulted ceiling, a mezzanine level, circular picture window and radiator.

**SHOWER ROOM** A matching suite with a double width walk in shower cubicle, wash hand basin with vanity storage beneath, heated towel rail, low level WC and side window.

**GARAGE** 17'2" x 10' (5.23m x 3.05m) (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 beautiful private garden with a large patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering privacy and being ideal for the family buyer.

Council Tax Band F Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 155 Mbps. Highest available upload speed 20Mbps.

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

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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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