



Streater Road, Four Oaks,
Sutton Coldfield, B75 6RD

Offers in Excess of £425,000

Situated within this exceptionally desirable road, ideally located within walking distance of Moor Hall Primary School, this well presented semi detached home with potential to extend is definitely not to be missed!

The living/dining room, with a feature fireplace and large windows allows a wealth of natural light to flood into the home. The kitchen enjoys a good amount of storage and space for appliances and further provides access to a home office/snug room. The WC and garage complete this floor.

On the first floor there are three good sized bedrooms and a family bathroom that completes this floor.

Outside, the property stands well back from the roadway with a driveway approach providing ample off street parking facilities for two vehicles.

The rear garden is landscaped and designed for ease of maintenance with a paved patio alongside a lawn and fencing to the boundaries.

Streather Road is ideally located for access to highly sought after local schools and it takes just a short walk to gain immediate access to a plenty of amenities within desirable Mere Green. There is a selection of bistro's, café's, restaurants, supermarkets and boutiques along with national chain supermarkets and local train links provide direct routes into Birmingham & Lichfield City Centres, ideal for access to London should it be desired.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Services Connected: Gas, electric, water, drainage.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Living/Dining Room
8.13m (26'8") x 3.56m (11'8")

Kitchen
3.84m (12'7") x 2.77m (9'1")

Office/Snug
4.39m (14'5") x 3.15m (10'4")

WC

Garage

Landing

Bedroom 1
3.48m (11'5") x 3.48m (11'5")

Bedroom 2
3.48m (11'5") x 3.40m (11'2")

Bedroom 3
2.84m (9'4") x 2.34m (7'8")

Bathroom





Floor Plan

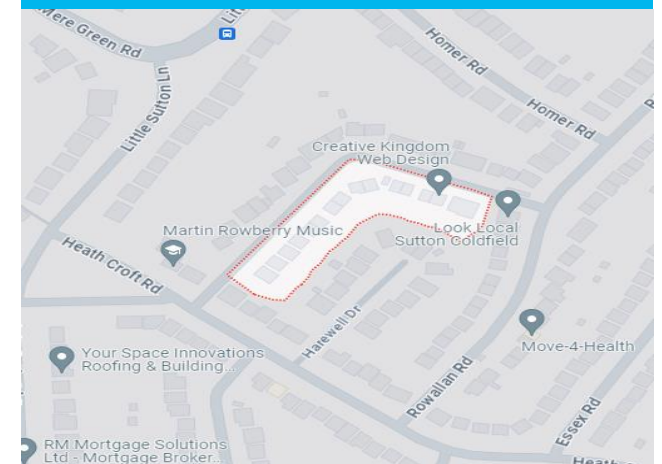
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

www.paulcarrestateagents.co.uk

