



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

Offers in Excess of £450,000

Having been thoughtfully extended, this traditional semi detached home provides excellent accommodation, ideal for a family - within easy reach of Moor Hall School as well as scope for further extension (if desired) subject to approval.

The enclosed porch with entrance hall beyond gives way to the living room with dual aspect views. The well fitted kitchen with a good range of modern units opens to the dining/family area, ideal for formal dining. The first floor boasts four generous bedrooms, as well as a family bathroom with a separate WC.

The expanse rear garden comprises a paved patio with lawn beyond and fencing to neighbouring boundaries, and further enjoys a summer house, whilst to the fore the front drive gives way to the side garage.

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.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

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

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room

7.09m (23'3") x 3.43m (11'3")

Kitchen

3.71m (12'2") x 3.25m (10'8")

Dining Room

5.68m (18'7") x 2.00m (6'7")

Garage

Bedroom 1

3.96m (13') x 3.56m (11'8")

Bedroom 2

3.66m (12') x 3.20m (10'6")

Bedroom 3

3.51m (11'6") x 2.95m (9'8")

Bedroom 4

3.63m (11'11") x 3.02m (9'11")

Bathroom





Floor Plan

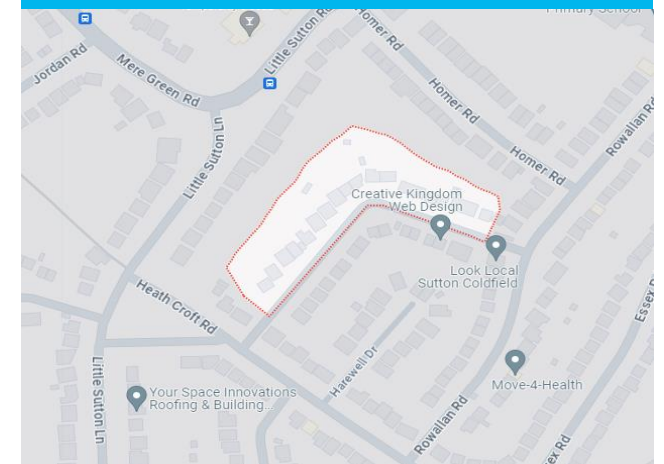
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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: