



60 STREETLY LANE, FOUR OAKS, B74 4TA

ACRES
Collection

60 STREETLY LANE, FOUR OAKS, B74 4TA ~ OFFERS AROUND £960,000

Being positioned within this highly regarded and extremely sought after location, set opposite Sutton Park, this well presented, spacious and extended, detached, freehold family home, offers well maintained and beautifully decorated accommodation over three floors. Being within short walking distance of the popular Arthur Terry High School, public transport links at the Cross City rail line at Four Oaks and Butlers Lane stations and bus routes and local shopping facilities situated at 'The Crown'. Benefitting from gas central heating and pvc double glazing (both where specified) the property briefly comprises reception hall, spacious lounge, rear family room, fitted breakfast kitchen, snug, utility room with separate wc, and single car garage. To the first floor there are four bedrooms, family bathroom and separate wc and to the second floor there is a further bedroom, bathroom and eaves storage. To the rear of the property there is an attractive, mature rear garden with decking area. To fully appreciate the well proportioned and attractively decorated accommodation on offer, we highly recommend an internal inspection.

Set well back from the roadway behind a gravelled driveway, providing off road parking for three/four vehicles, mature hedging, lawned fore garden and recessed canopy porch having light point and flagstone flooring, access is gained to the accommodation via an original 1930's arch top oak front door with glazed leaded lights into:

WELCOMING RECEPTION HALLWAY: Having oak herringbone block flooring, ceiling light point, radiator, original plate rail and architrave, stairs off.

LOUNGE: 21'8" max / 18'5" min x 17'10" max / 13'5" min Pvc double glazed leaded bay window to front, original Minster stone fireplace with open fire and painted surround having built in shelving and cupboards to chimney recess, ceiling light point, two radiators, plate rail and pvc double glazed leaded doors to:

TENURE:

We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor.)

FAMILY/DINING ROOM: 25'8" x 13'9" Pvc double glazed windows to two sides and pvc double glazed double French doors to garden, further door to side, recessed spot lights, wood effect laminate flooring, radiator, electric pebble effect wall mounted fire, glazed double doors to:

COUNCIL TAX BAND:

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FITTED BREAKFAST KITCHEN: 22'2" x 12'5" max / 9'5" min Pvc double glazed window to rear, being recently refurbished and comprises a comprehensive range of Burford Grey fitted units to both wall and base level including drawers and larder unit, integrated double electric oven with black glass gas hob, integrated microwave and dishwasher, space for American style fridge/freezer, under counter lighting, complementary white quartz works tops, upstands and splash backs, dark blue gas fired Aga cooker fitted into chimney recess, further island unit with double base cupboard below, fitted wine chiller and solid oak top with feature multi light pendant lighting above, light grey LVT flooring, recessed spot lights, being open plan to:

FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION :

Set opposite Sutton Park close to Crown Lane

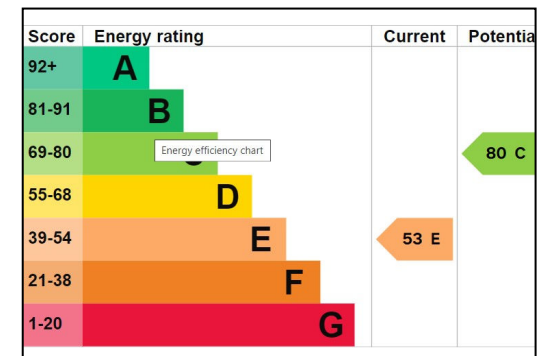
LAUNDRY AREA/UTILITY: 22'7" x 8'9" max / 6'9" min Pvc double glazed French doors overlooking rear garden, pvc double glazed obscure window to side, two ceiling light points, two radiators, fitted shelving, quarry floor tiles. Comprising bespoke fitted cupboards, marble work tops, double butlers sink, feature radiator, being recently refitted and comprising bespoke fitted cupboards with marble worktops and splashbacks, double butlers sink, feature radiator and door to:

STORE: Pvc double glazed door to garden, dark grey ceramic tiled floor, two ceiling light points, door into:

GUESTS WC: Pvc double glazed leaded window to rear, white low flushing wc, wall mounted wash hand basin, ceiling light point, radiator, half height tiling to walls, tiled floor.

STAIRS TO FIRST FLOOR LANDING: Leaded window to side, stairs off, radiator, ceiling light point, doors off to:

BEDROOM ONE: 17'6" x 13'11" Pvc double glazed leaded bow window to front, ceiling light point, radiator, original picture rail and cast iron fireplace and mantle, recently installed mirror fronted wardrobes to one complete wall



BEDROOM TWO: 15'3" x 10'5" Pvc double glazed leaded window to front, radiator, ceiling light point, two built-in wardrobes/cupboards into chimney recess, feature fireplace with mantle, ceiling light point, picture rail.

BEDROOM THREE: 10'9" x 10'5" Pvc double glazed leaded window to rear, built-in double wardrobe with glazed doors, original fireplace with mantle, ceiling light point, radiator, picture rail.

BEDROOM FOUR: 9'10" x 7'10" Pvc double glazed leaded window to rear, radiator, ceiling light point.

BATHROOM: 10'5" x 7'10" Pvc double glazed obscure leaded window to rear, matching white suite comprising freestanding bath, pedestal wash hand basin, double walk-in shower cubicle with static glazed splash screen, ceramic tiling to picture rail height and floor, radiator, ceiling light point.

SEPARATE WC: Pvc double glazed leaded window to rear, white low flushing wc, ceiling light point, radiator, LVT flooring.

SPACE SAVING STAIRS AND BANNISTER TO SECOND FLOOR:

BEDROOM FIVE: 18'5" max / 11'6" min x 14' max / 9'10" min Pvc double glazed leaded windows to rear, recessed spot lights, wood effect laminate flooring (some restricted head height), glazed door into:

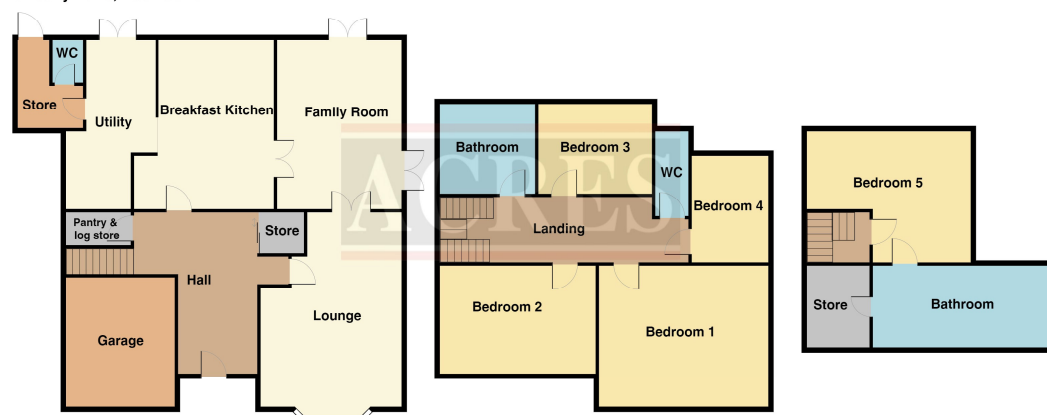
BATHROOM AND DRESSING AREA: 24'1" x 7'2" Having Velux window to rear, wood effect laminate flooring, white suite comprising bath, pedestal wash hand basin, low flushing wc, complementary chrome fittings, chrome ladder style radiator, ceramic tiling to splash back area, recessed to spot light, (some restricted head height), door to:

WARDROBE/STORE: Ceiling light point, railings, wood effect laminate flooring.

GARAGE: 17'2" x 11'7" max / 9'4" min Having leaded window to side, metal up and over door to front, ceiling light point. **(Please check the suitability of this garage for your own vehicle)**

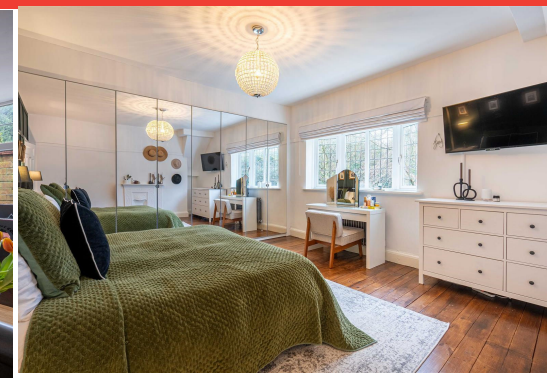
OUTSIDE: To the rear of the property is a substantial mature rear garden being well stocked with shrubs, bushes and trees, having patio and raised deck leading to lawned area providing a good degree of privacy, outside tap, security lights and gated side access.

Streetly Lane, Four Oaks



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

74a Walsall Road, Four Oaks, Sutton Coldfield, West Midlands, B74 4QY Tel: 0121 323 3088
Email: fouroaks@acres.co.uk Website: www.acres.co.uk





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.