



114 STREETLY LANE, FOUR OAKS, B74 4TB

OFFERS AROUND - £1,250,000

This delightful, imposing, comprehensively renovated and thoughtfully designed, traditional, executive styled family home, is set in a prime, central and sought after location, amidst properties of a similar calibre, adjacent to and overlooking the tree lined aspect of Sutton Park.

Finished to an exacting specification, the property offers the discerning purchaser both outstanding family accommodation by way of its five bedrooms and three bathrooms/en-suites, together with excellent day-to-day living accommodation which combines charm, style and character for relaxing and entertaining with family and friends. The property is of course complemented by gas central heating and pvc double glazing (both where specified).

Streety Village is positioned within only a few hundred metres radius, where you will find shops, restaurants and cafes, furthermore Four Oaks offers access to excellent public transport links including the Cross City rail line. Additional shopping facilities and all amenities can be found close by at Mere Green.

Upon entering the property via a generous, welcoming reception hall, an appreciation of the property's charm style and character is provided, which is enhanced further upon entering the main lounge, where you will find a stove fire and bay window to fore. A wide Inglenook fireplace can be found within the property's dining room which in turn opens to a delightful, bright and airy family / day room having bi-fold doors and large roof lantern. The heart of the property is its fitted breakfast kitchen which features a central island unit, additionally there is a guests cloakroom/wc, in turn having small cellar off.

To the first floor you will find four generous bedrooms, the master having wardrobes and an en-suite shower room. Additionally there is a well appointed family bathroom. A return stairway give access to the second floor which features an additional double bedroom with en-suite shower room.

The property has a deep side recessed 'garage/hobby room' together with a generous, mature, well stocked, private rear garden. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway having lawn and mature, shaped hedges, access is gained to the accommodation via a glazed door having bullseye insets opening to:



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FULLY ENCLOSED PORCH: Obscure glazed door to:

IMPOSING RECEPTION HALL: Obscure secondary glazed windows to side with fitted shutters, period style radiator, decorative fireplace recess with quarry tiled hearth, exposed oak block parquet flooring. Cloaks cupboard having secondary glazed window to front, hanging rails and shelving.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side with fitted shutter, matching white suite comprising low flushing wc, wall hung wash hand basin, chrome ladder style radiator, tiled floor, further outer storage area/cloakroom.

CELLAR: 9'8" x 5'7" Being full height, providing useful storage area.

SPACIOUS LOUNGE: 18' x 15'4" into bay / 13'4" min Wide bay window having casement double glazed windows to front, log burning stove set on a slate hearth having mantle over, period style radiator, exposed flooring.

DINING AREA: 16'5" into Inglenook / 15'3" min x 13'3" Wide Inglenook fireplace having secondary glazed window to side with fitted shutters, display fireplace recess with quarry tiled hearth, two side fitted base units, three period style radiators, wood laminate flooring, feature coving and architrave to ceiling, wide archway opens to:

FAMILY/DAY ROOM: 16'1" x 13'3" Large double glazed feature roof lantern, double glazed bi-fold doors to rear, under floor heating, recessed downlights, square archway opens to:

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: 24'7" x 13'9" Double glazed casement window to rear and side having fitted shutters, one and a half bowl sink unit set into sweeping granite work surfaces with upstands, there is a range of hand finished units to both and wall level including drawers, integrated washing machine and dishwasher, American style fridge/freezer, stainless steel Range style cooker having twin ovens and gas hob, glazed splash back, feature central island unit with oak drawer units combining four space breakfast area, double radiator, tiled floor with under floor heating.

STAIRS TO LANDING: Obscure double glazed window to side with fitted shutters, double and single radiators.

BEDROOM ONE: 15'10" x 14'2" max / 12'1" min Casement double glazed windows to front, double radiator, double and single fitted wardrobes with storage cupboards above and side storage unit.

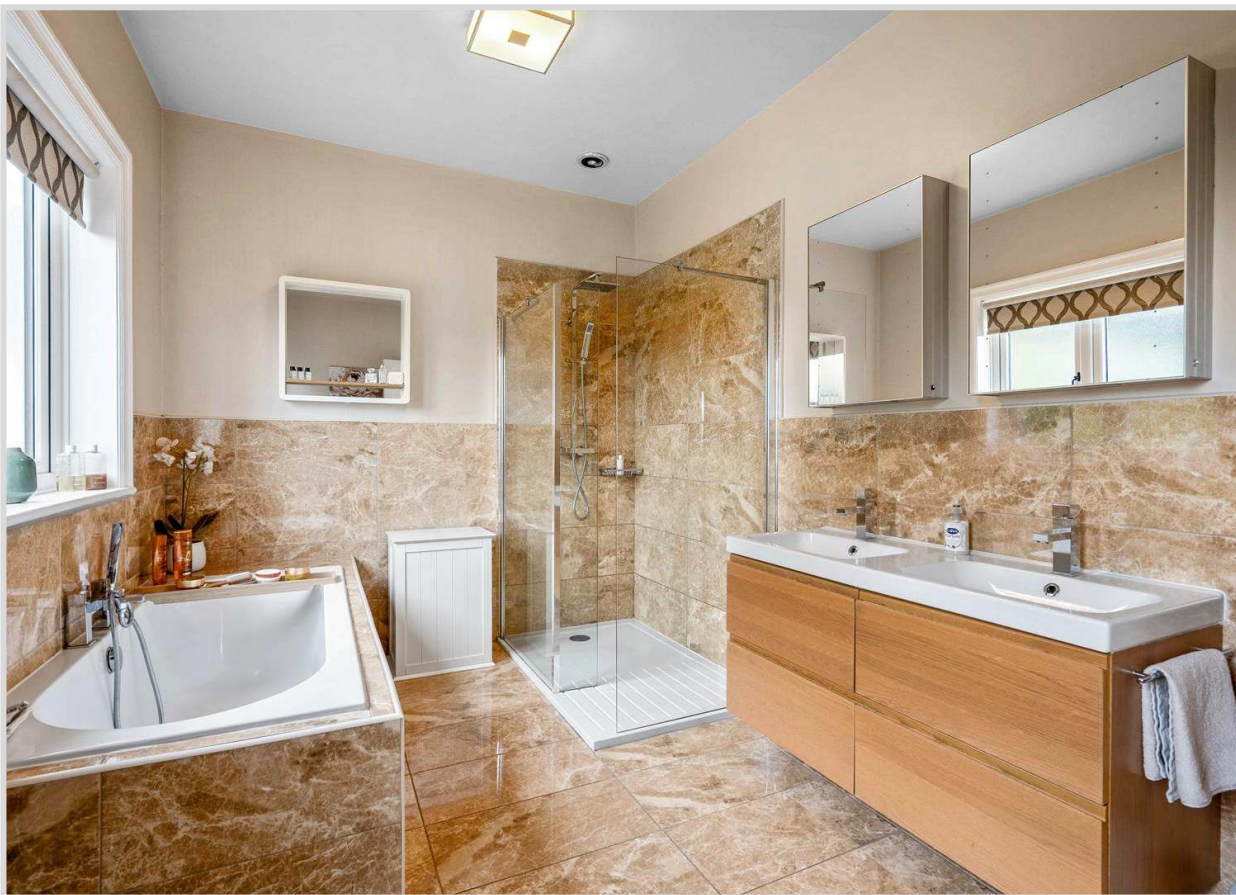
EN-SUITE SHOWER ROOM: Renewed white suite comprising enclosed shower cubicle with glazed splash screens, wide wall hung wash hand basin having double base unit beneath, low flushing wc, contemporary tiled splash backs and floor.

BEDROOM THREE: 16' max / 13'1" min x 13'10" max / 12' min Casement double glazed bay window to rear with fitted window seat having cushion, double and single built-in wardrobes with sliding doors, double radiator.



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





BEDROOM FOUR: 12' max / 10'9" min x 10'6" Double glazed casement window to side, radiator.

BEDROOM FIVE: 13'7" x 10' Double glazed casement window to front, double radiator.

SUBSTANTIAL FAMILY BATHROOM: 13'8" x 8' Two double glazed obscure windows to rear, matching white suite comprising bath, his 'n' hers wall hung vanity wash hand basins with twin base units beneath, low flushing wc, separate shower cubicle with glazed splash screens, complementary tiled splash backs and floor with under floor heating, chrome ladder style radiator.

RETURN STAIRS TO SECOND FLOOR LANDING: Secondary glazed leaded light obscure window to side with fitted shutters, radiator, double storage/linen cupboard.

BEDROOM TWO: 19'2" max / 16'1" min x 13' plus additional recess being 7'2" x 6'4" Double glazed casement windows to front and rear, two double radiators, built-in storage cupboard.

EN-SUITE SHOWER ROOM: Double glazed Velux window to side, matching white suite comprising large shower cubicle with glazed splash screen, wall hung wash hand basin with base unit beneath, low flushing wc, marble style tiled splash backs, combination radiator/heated towel rail, three storage/display recesses, wood laminate flooring.

ENCLOSED SIDE DRIVEWAY: Twin gates to fore, blue brick storage area, twin doors open to:

STORE ROOM/LAUNDRY STYLE AREA: Providing space for additional fridge/freezer and tumble dryer, together with additional storage, door opens to:

REAR GARAGE: Windows and doors to side and rear, providing a potential home office/den, currently used as a gym area.

OUTSIDE: Paved patio area to a delightful rear garden having shaped lawn, flanked by borders having an abundance of mature shrubs and bushes together with flower beds, mature side & rear hedging, timber shed, greenhouse. The garden additionally enjoys a high degree of privacy.



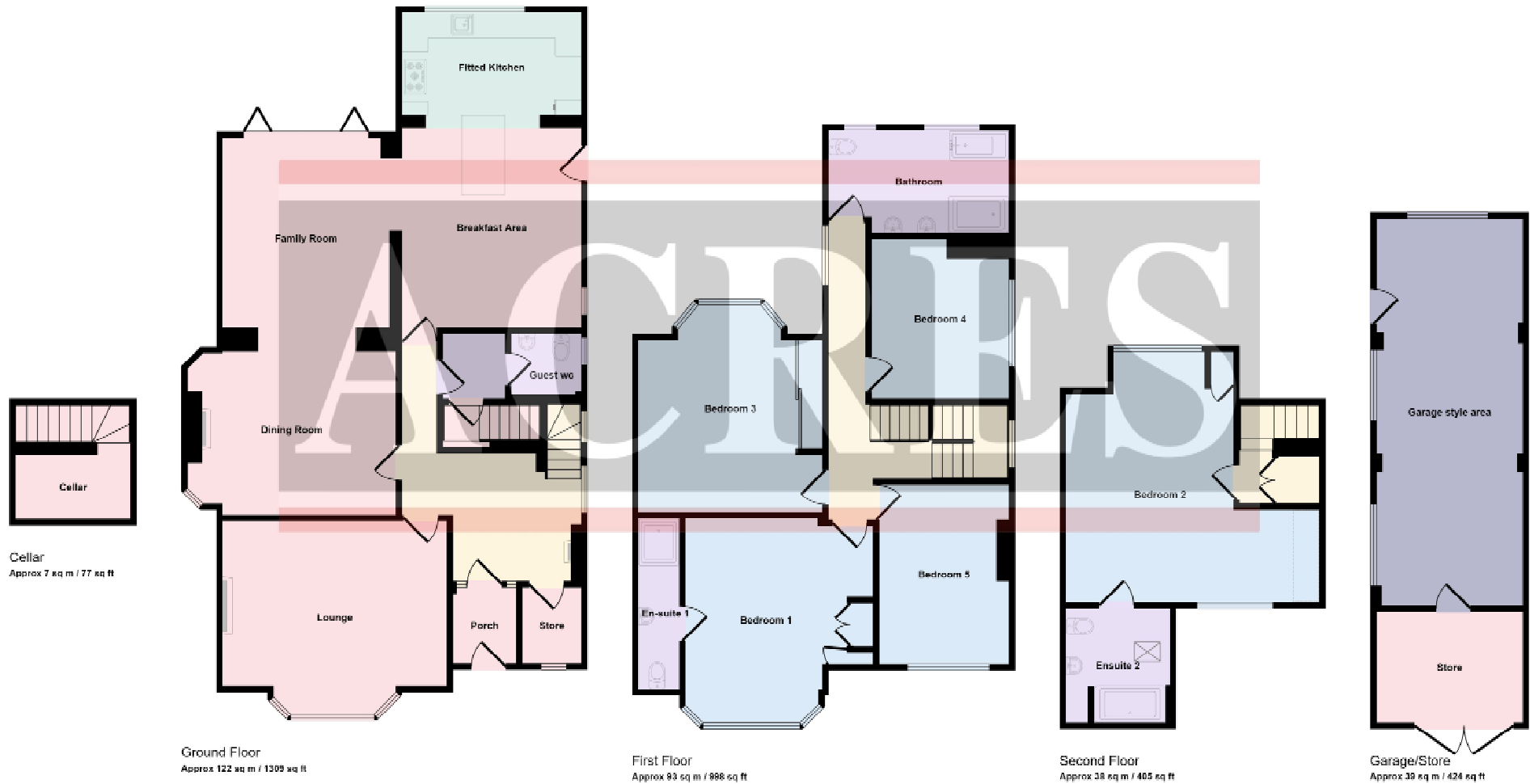
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: G



Approx Gross Internal Area
299 sq m / 3214 sq ft



☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

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.