



35 STREETLY CRESCENT, FOUR OAKS, B74 4PZ

OFFERS AROUND - £840,000

This delightful, highly deceptively spacious, comprehensively refurbished and significantly enlarged, freehold, detached family home, is set in a prime, central, sought after location, just a short stroll from Four Oaks infant and junior school and is similarly placed for Sutton Park.

A range of shopping facilities are available at 'The Crown' as well as within the charming Streetly Village, furthermore excellent public transport links are provided within the area including access to the Cross City rail line.

Thoughtfully designed with contemporary living in mind and finished to an exacting specification, to fully appreciate the property on offer, its true proportions, host of features, together with bright and airy accommodation, we highly recommend an internal inspection.

The property of course offers pvc double glazing and gas central heating, including under floor heating to the majority of the ground floor. Briefly comprising welcoming reception hall, attractive formal lounge, delightful, comprehensively fitted, contemporary breakfast kitchen, being 29'4" x 20', having a large central breakfast island area, together with dining area and open plan family sitting area, in turn with full width bi-fold doors overlooking the property's generous rear garden. A home office/ play room provides flexible working or an additional family area, furthermore there is a fitted utility room and of course, a guests wc.

To the first floor you will find four generous bedrooms, the master and second bedrooms both having renewed white en-suite shower rooms, furthermore there is a large, feature family bathroom having oval bath and deep separate shower. The property additionally has a single car garage and renewed patio, to a deep rear garden.

Set back from the roadway behind a multi-vehicular driveway, access is gained to the property via:

CANOPY PORCH: Multi-locking door with obscure double glazed insets opens to:





RECEPTION HALL: Tiled floor with under floor heating, storage/cloaks cupboard.

ATTRACTIVE LOUNGE: 15'7" x 13'6" Pvc double glazed bow window to fore, radiator, Minster styled fire surround with hearth and mantle and central inset fire.

COMPREHENSIVELY FITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM: 29'4" x 20'

Family Sitting Area: Full width double glazed bi-fold doors to rear, part vaulted ceiling with two large double glazed inset Velux windows, space for sofa, being open plan to: **Dining Area:** Having space for table and chairs., in turn being open to:

Breakfast Kitchen: Large feature central island having space for four/five stools, one and a half bowl inset Belfast sink unit with boiling water tap, together with base units beneath, there is a further comprehensive range of fitted, contemporary units to both and wall level including pan drawers, twin stainless steel ovens having flush fitting hob above, in turn with concealed extractor canopy over, granite work surfaces with matching upstands having concealed down lighters, integrated full size fridge and freezer, together with dishwasher, tiled floor with under floor heating throughout.

STUDY/PLAY ROOM: 15'3" x 8'3" Pvc double glazed double French doors to rear, wood laminate floor with under floor heating.

LOBBY: Accessing:

UTILITY ROOM: 10'6" max / 8'6" min x 7'3" Belfast sink unit, contemporary fitted wall and base units including drawers, space for washing machine and dryer, door to garage, tiled floor with under floor heating.

GUESTS WC: Matching white suite comprising low flushing wc, wall hung wash hand basin, tiled floor with under floor heating.

STAIRS TO LANDING:

BEDROOM ONE: 17'2" x 10'10" Pvc double glazed window to front, double radiator. Walk-in dressing area: Having clothes hanging rails.



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.





EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising wide shower cubicle with glazed splash screen, bowl sink unit set onto a wall hung vanity unit with base unit beneath, low flushing wc, chrome ladder style radiator, marble style tiling to floor and splash backs.

BEDROOM TWO: 18'3" max / 14'7" min x 12'1" Pvc double glazed window to rear, radiator.

EN-SUITE SHOWER ROOM: Matching white suite comprising wide enclosed shower cubicle with glazed splash screen, wash hand basin with base unit beneath, low flushing wc, tiling to walls and splash backs.

BEDROOM THREE: 21'6" max x 13'3" / 7'6" min x 10'6" max x 7'6" / 4' min Pvc double glazed window to front, double radiator, walk-in recess/wardrobe area having hanging rails and fitted shelving.

BEDROOM FOUR: 14'3" x 7'9" Pvc double glazed window to rear.

GARAGE/STORE: 14'6" x 7'3" Up and over door, pressurised hot water cylinder.

OUTSIDE: Deep, renewed, paved patio area to a generous garden having lawn, flanked by borders with shrubs and bushes.

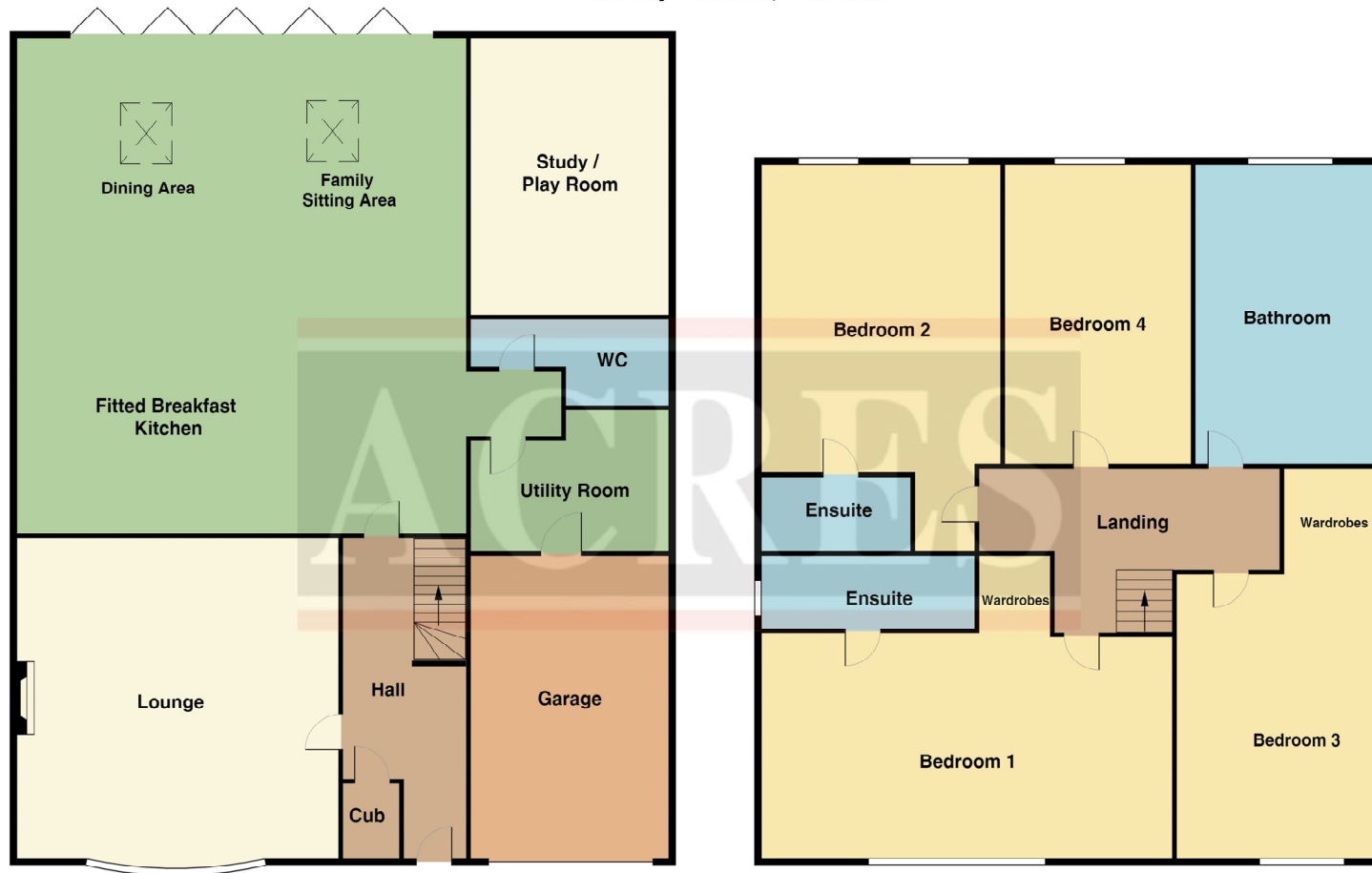


Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Streetly Crescent, 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.

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.