

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)



- Superb, detached family home
- Four bedrooms
- En-suite shower room
- Well appointed, enlarged family bathroom
- Attractive lounge with feature fireplace
- Dining area
- Generous, imposing breakfast kitchen
- Large rear conservatory with under floor heating
- Integral garage
- Sought after location, close to Sutton Park



**WHITLEY DRIVE, STREETLY, B74 2EF - OFFERS AROUND £800,000**

This imposing, delightful, much improved and enlarged, detached family home, is set in a well regarded location, close to Sutton Park and is positioned within an approximate one mile radius of Streetly Village. The property also has well regarded schooling close by and benefits from a cul-de-sac location. Having local bus services and access to the Midlands motorway network, the property is also complemented by gas central heating and double glazing (both where specified). This comprehensively renovated family home briefly comprises open plan reception hallway with guests wc, attractive lounge and dining area, breakfast kitchen and conservatory. To the first floor there are four bedrooms, with an en-suite shower room to the master, together with a well appointed family bathroom with separate shower. The property also offers a garage and a mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Positioned in a cul-de-sac, set back from the roadway behind a multi-vehicular, newly re-surfaced driveway, with outside lighting and power points for potential electric gating, access to the property is gained via:

**OPEN PLAN RECEPTION HALL:** 19'3" x 7'3" Multi-locking double glazed door, full length double glazed windows to front and side, glazed floating staircase to first floor, spotlights, modern vertical radiator.

**GUESTS WC:** Low level wc, wash hand basin with vanity unit below, splash backs.

**LOUNGE:** 20'3" x 10'6" Double glazed doors to conservatory, double glazed window to front, feature fireplace and media wall, radiator.

**LARGE CONSERVATORY:** 20'2" x 12'10" Double glazed doors from lounge & dining room, double glazed French doors to side, tiled floor with under floor heating.

**BREAKFAST KITCHEN:** 14'2" max / 11'1" min x 12'6" max / 8'8" min Three double glazed windows to rear, glazed door to side, double bowl sink/drainage unit set into granite box edged work surfaces, offering a range of high gloss, handleless, soft close units to both base and wall level including drawers, central island unit with breakfast bar having space for three stools, space for breakfast table and chairs, integrated fridge/freezer and dishwasher, inset oven and grill with four ring gas hob over and extractor canopy over, tiled flooring, double radiator, glazed door to garage.

**DINING AREA:** 10'4" x 8'11" Double glazed double doors to conservatory, space for six seater dining room table, radiator.

**STAIRS TO LANDING:** Full length double glazed windows, floating staircase with glazed panelling, radiator.

**BEDROOM ONE:** 18'10" x 10'5" Double glazed windows to front and rear, two double built-in wardrobes, two radiators.

**EN-SUITE SHOWER ROOM:** Modern suite comprising of enclosed shower cubicle with glazed sliding doors, low level wc, wash hand basin with vanity unit below, tiled walls.

**BEDROOM TWO:** 16'8" x 9'10" Double glazed window to front, radiator.

**BEDROOM THREE:** 17'3" x 8'1" Double glazed window to rear, picture window to side, into galleried landing, radiator.

**BEDROOM FOUR:** 11'1" x 10'2" Double glazed window to rear, radiator.

**FAMILY BATHROOM:** 10'4" x 9'2" Double glazed window to rear, modern suite comprising freestanding bath, double shower with twin sprays and glazed door, feature tiled wall, double sink units with vanity unit below, low level wc, wall mounted mirrored cabinet, recessed spotlights, ladder style radiator.

**GARAGE:** 15'11" max / 10'7" min x 15'2" Electric garage door to front, utility cupboard, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, (Please check the suitability of this garage for you own vehicle)

**OUTSIDE:** Mature rear garden having paved patio area leading to lawn, flanked by borders with a variety of shrubs and bushes, stone water feature.

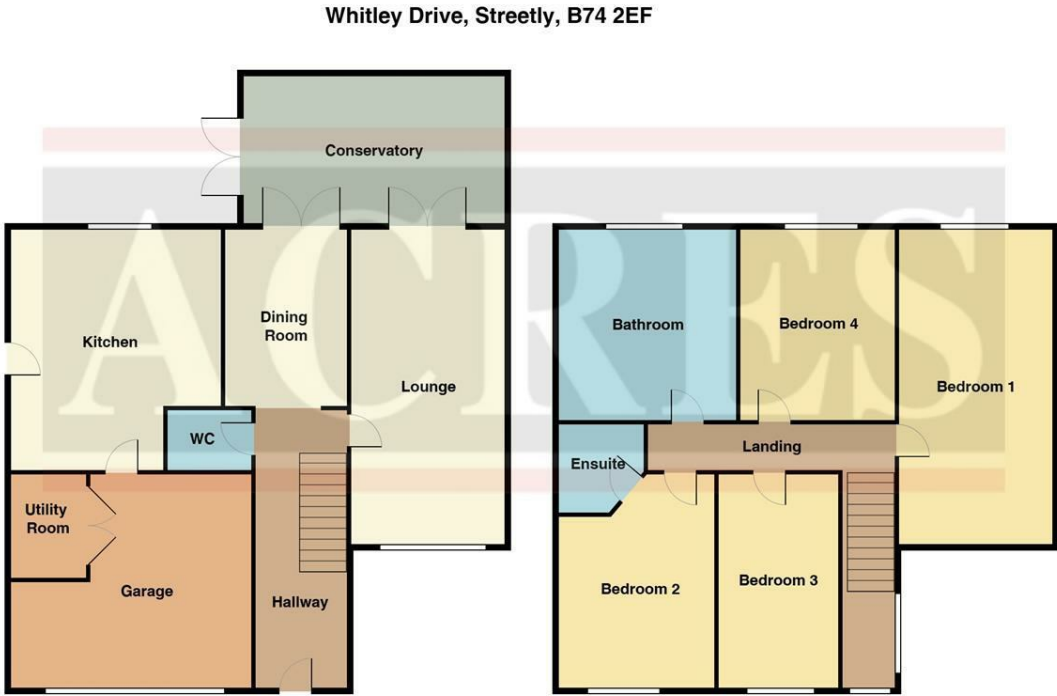
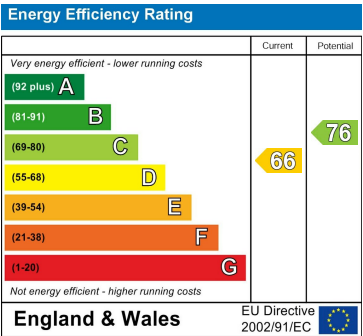




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 323 3088



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.