



## Streetly Lane, Sutton Coldfield

- NO UPWARD CHAIN
- Five Double Bedrooms
- Superb 24' 7" x 13' 9" Kitchen/Breakfast Room
- Stunning ¼ Acre Grounds
- Potential for Further Development
- Outstanding Traditional Detached Family Home
- Three Wonderful Reception Rooms
- Large Family Bathroom and Twin En-suites
- Council Tax Band G

**£1,295,000**



# Streetly Lane, Sutton Coldfield

## DESCRIPTION

Built in 1909 by Streater homes, this superbly renovated traditional, freehold detached residence occupies a very much sought after location, opposite the 2,400 acre Sutton Park, offering very easy access to Sutton Coldfield, Mere Green and Walsall Road amenities. Modernised, yet retaining many original features with high ceilings, cornices, picture rails and paneled doors, the gas centrally heated and double glazed accommodation briefly comprises;

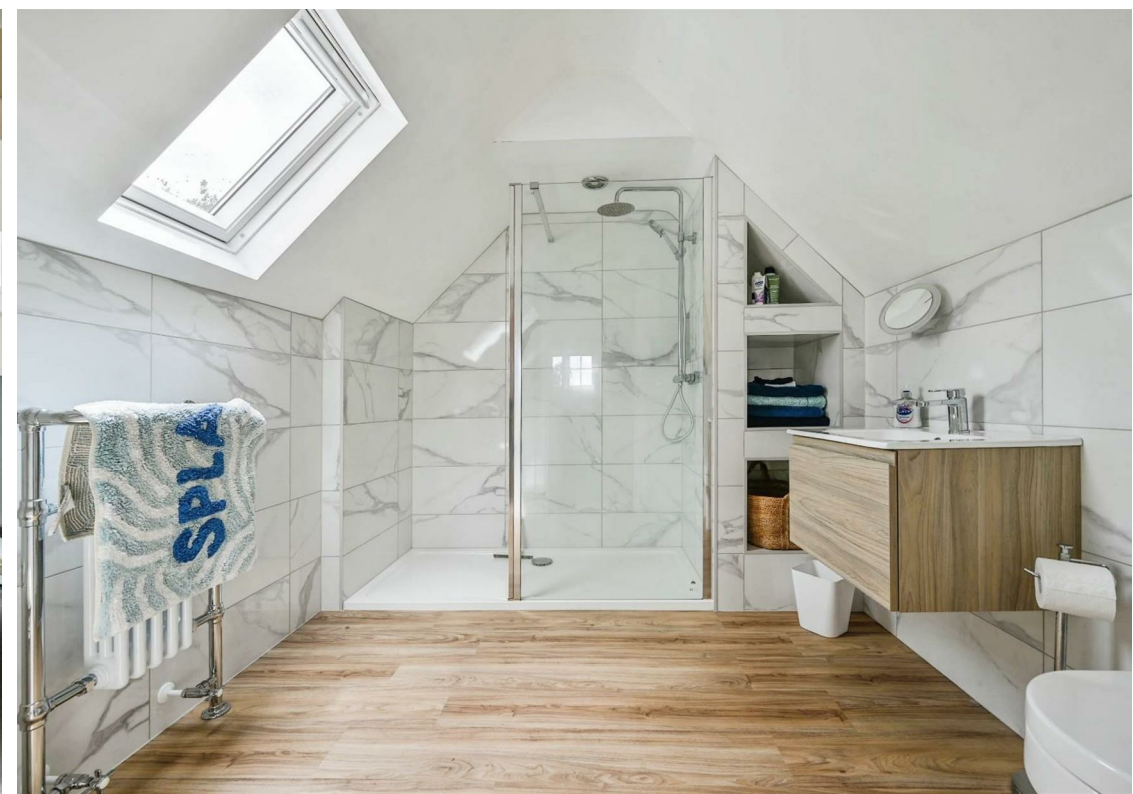
Porch, fabulous reception hall with oak flooring, recessed fireplace, cloaks cupboard, guests cloaks approached via a further cloakroom with stairs down to wine cellar, drawing room with a feature fireplace and inset wood burner and exposed timber flooring, dining room having a feature inglenook recessed fireplace with side storage and arch to garden room/family room with a lantern ceiling, bifold doors to garden and opening to fitted kitchen/breakfast room with a comprehensive range of units and granite work surfaces, underfloor heating and integrated dishwasher and washing machine.

First floor approached via a beautiful staircase to spacious landing, four double bedrooms, bedroom two having feature bay window overlooking the park, fitted wardrobes and luxury refitted shower room/en-suite with white suite and underfloor heating, bedroom three having a feature bay window with window seat overlooking garden and fitted wardrobes, luxury family bathroom having a white suite with underfloor heating.

On the second floor, approached by a further return staircase to bedroom one with wardrobe and further refitted white en-suite.

Outside, fore garden having a lawn with mature shrub and tree screening, pebbled drive approach providing ample off-road parking, double gated side driveway and gated tradesman's entrance with access to detached tandem garage with store to front and large garage with inspection pit. The garage offers huge potential for conversion to annexed accommodation (subject to planning). Superb rear gardens.



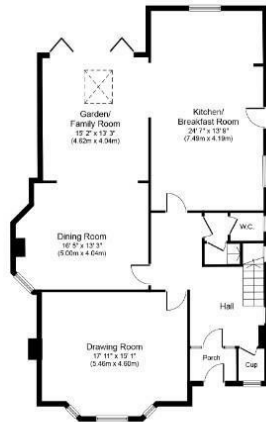




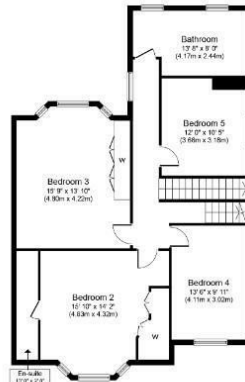
**Second Floor**  
approximate Floor Area  
**359 sq. ft.**  
(33.3 sq. m.)



**Outbuilding**  
approximate Floor Area  
**422 sq. ft.**  
(39.2 sq. m.)



**Ground Floor**  
Approximate Floor Area  
**1,260 sq. ft.**  
(177.1 sq. m.)



**First Floor**  
Approximate Floor Area  
**1,027 sq. ft.**  
(95.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

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