

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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DRAFT

- Four bedrooms, master with study area & en-suite shower room
- Well appointed family bathroom
- Through lounge with fireplace
- Separate dining area & rear garden room
- Fitted kitchen with integrated appliances
- Utility & guests cloakroom/wc
- Double garage
- Generous, landscaped rear garden
- Approximately 2000 square feet
- No upward chain



STREETLY LANE, FOUR OAKS, B74 4TE - OFFERS IN THE REGION OF £850,000



This immaculately presented, much improved and tastefully decorated, freehold detached family home, is set in a prime, sought after location, set overlooking a tree Sutton Park and has the added benefit of being sold with no upward chain. The property is served by bus links and has the Cross City rail line set within an approximate 2 mile radius. Complemented by gas central heating and having PVC double glazing (both where specified), this much improved property, is set on a generous mature plot and is approximately 2000 sq ft (including garaging). The accommodation is entered via a fully enclosed porch opening to a welcoming reception hall with guests cloakroom/w.c. off. There is a spacious, imposing through lounge with living flame gas fire, separate dining area being open to rear a garden room and there is a fitted kitchen with integrated appliances and separate utility room. To the first floor there are four bedrooms, the master being a large double having separate study/potential dressing room, having built-in wardrobes and renewed Villeroy & Boch en-suite shower room, additionally the family bathroom is provided, once more with a white Villeroy & Boch suite. There is a double garage with remote electrically operated door. To fully appreciate the accommodation on offer, its spacious proportions, delightful outlooks and mature, landscaped gardens, we highly recommend an internal inspection.

Set back from the roadway behind a deep lawned fore garden, flanked by mature shrubs, bushes and trees, there is a multi-vehicular, tarmac driveway, security lighting and access is gained to the accommodation via an oak front door with glazed insets opening to:

FULLY ENCLOSED PORCH: Further windows to front and side, ceiling light point, glazed door to:

WIDE RECEPTION HALL: Windows to front, wood flooring, stairs off.

GUESTS CLOAKROOM/W.C.: Pvc obscure double glazed window to side, Vernon Tutbury white suite comprising low flushing w.c., wash hand basin, tiled splashbacks, wood flooring.

IMPOSING, SPACIOUS LOUNGE: 23'6 x 13'10 max / 11'7 min Wide PVC double glazed windows to fore and rear, two side windows, coal effect living flame gas fire set on a marble hearth having matching recess and surround, heating air ducts, wood flooring.

DINING ROOM OPENING TO GARDEN ROOM: 21'9" max / 10'5" PVC double glazed windows to rear and side elevations with double glazed, double French doors out, part vaulted ceiling, wall heater, seating area overlooking garden, space for dining table, heating air duct, wood flooring.

FITTED KITCHEN: 16'4" max / 11'4" min x 8'10" max / 7'6" min PVC double glazed window to rear with two further double glazed windows to side, sink unit set into sweeping granite work surfaces with double base unit beneath and a further comprehensive range of fitted units to both base and wall level including drawers and pan draw units, complementary granite work surfaces with flush fitting induction hob having concealed extractor canopy above, tiled splashbacks and down lighters, elevated oven with separate combination oven/microwave, integrated dishwasher, floor heater and heating air duct, eight recessed downlights.

UTILITY ROOM: 7'4" x 6'0" Window to rear and glazed door to side, single drainer sink unit with base unit beneath, space for washing machine, dryer and fridge/freezer, storage cupboard, tiled floor.

STAIRS TO LANDING: Coved ceiling with light point, internally glazed natural light roof light.

MASTER BEDROOM: 20'8" max / 13'10 min x 10'4" max / 6'8" min Two PVC double glazed windows to front, three double built in wardrobes, air duct.

EN-SUITE: PVC double glazed window to front, matching white suite comprising, enclosed shower cubicle, wide vanity wash hand basin having double base unit beneath and side granite display top, low flushing w.c., tiled floor with under floor heating.

BEDROOM 2: 13'6" max / 11'6" min x 11'5" PVC double glazed window to rear, storage/display recess with shelving, heating air duct.

BEDROOM 3: 11'2" max / 8'1" min x 9'0" PVC double glazed window to rear, double built-in wardrobe, heating air duct.

BEDROOM 4: 10'6" x 8'0" PVC double glazed window to rear, double built in wardrobe, heating air duct.

SUPERB, WELL APPOINTED FAMILY BATHROOM: PVC double glazed window to front, matching white suite comprising freestanding bath having shower and side splash screen, wide bowl vanity wash hand basin set onto double base unit beneath with fitted mirror over, low flushing w.c, walk-in shower cubicle with tiled floor and inset floor drain and rainfall shower, full height tiled splashbacks.

DOUBLE GARAGE 17'10" max / 17'3" min x 17'4" max / 14'7" min Electric, remote controlled garage door, two obscure windows and half glazed door to rear, strip light, base storage units with worktops, outside tap.

OUTSIDE: Paved patio area to a delightful, landscaped, well stocked mature, generous rear garden, having shaped lawn flanked by borders with mature shrubs, bushes and flower beds, rockery with water feature and pond, timber fencing, further rear seating patio with trellis over, timber shed.



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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 BAND: F **COUNCIL:** Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	76

England & Wales EU Directive 2002/91/EC



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.