



**PAUL
CARR**
Estate Agents
Sales & Lettings

Streetly Crescent, Four Oaks,
Sutton Coldfield, B74 4PX

£850,000

A truly exceptional home that effortlessly combines luxury, elegance and practicality!

Prepare to be impressed by this outstanding detached family home, where impeccable presentation meets luxurious modern living. Properties of this calibre are rarely available and must be viewed to be fully appreciated. Finished to an exceptional standard throughout, every inch of this beautiful home has been thoughtfully designed with style, comfort and family life in mind.

The heart of the home is the stunning open-plan kitchen and dining area—a truly spectacular space that's perfect for entertaining and everyday living. A beautiful living room to the fore with a bay window, a versatile playroom(can be used as desired), utility room and downstairs WC complete the ground floor.

Upstairs, five beautifully presented bedrooms provide space for the whole family. The impressive principal suite boasts a Juliette balcony, dressing room and a luxurious en-suite, while bedroom two also enjoys its own en-suite. A stylish family bathroom serves the remaining bedrooms.

Outside, the beautifully landscaped rear garden is a private oasis, enjoying an enviable position that is not overlooked—creating the perfect setting for relaxing or entertaining.

Streetly Crescent is approached from Park View Road and enjoys a highly desirable location within Four Oaks. All amenities are easily accessible. Sutton Park is within walking distance and offers 2400 acres of natural park and woodland walks with Mere Green centre providing comprehensive amenities including shops, restaurants, and fine bistro dining.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



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Porch

Hall

Open Plan Kitchen/Dining Area 7.75m (25'5") x 6.15m (20'2")
max

Living Room 4.72m (15'6") x 4.09m (13'5")

Play Room 4.95m (16'3") x 2.01m (6'7")

Utility 3.76m (12'4") x 2.16m (7'1") max

WC 1.85m (6'1") x 1.07m (3'6")

Landing

Bedroom 1 3.84m (12'7") x 3.73m (12'3")

En-suite 2.31m (7'7") x 2.13m (7')

Dressing Room 2.31m (7'7") x 1.53m (5')

Bedroom 2 5.84m (19'2") x 2.03m (6'8")

En-suite 2.31m (7'7") x 1.60m (5'3")

Bedroom 3 5.07m (16'8") x 3.18m (10'5")

Bedroom 4 3.30m (10'10") x 2.77m (9'1")

Bedroom 5 3.25m (10'8") x 1.91m (6'3")

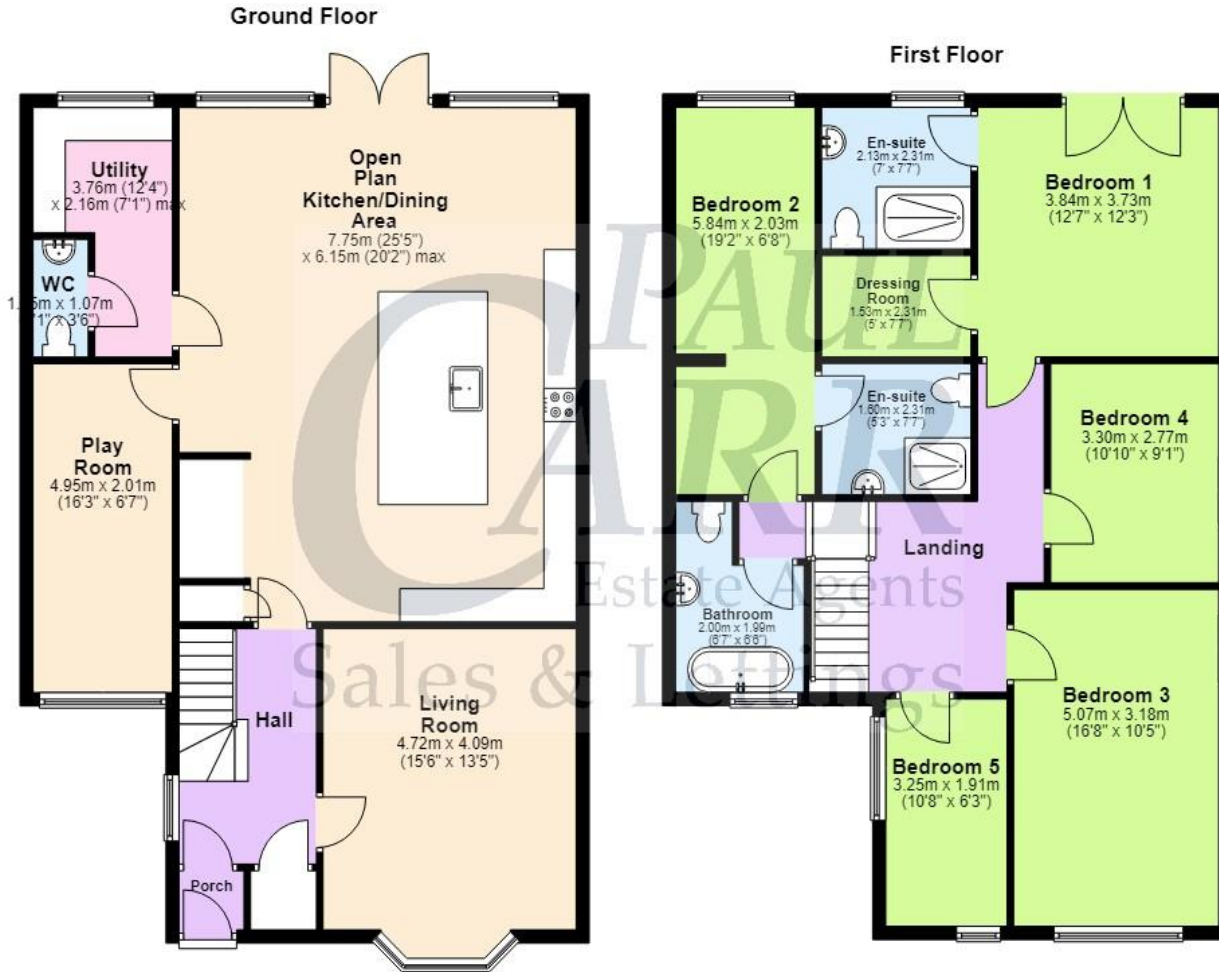
Bathroom 2.00m (6'7") x 1.99m (6'6")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

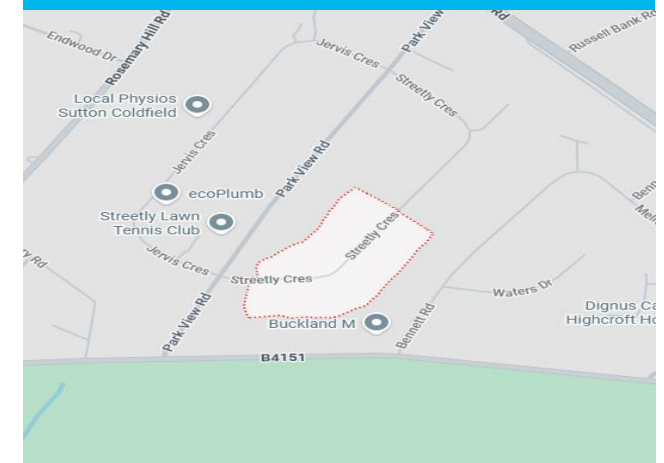


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

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