

ACRES
Collection



32 STREETLY LANE, FOUR OAKS, B74 4TU

OFFERS AROUND - £1,250,000

Occupying a prime position, this exceptional detached family residence effortlessly combines the timeless charm and elegance of a character home with the quality, comfort and convenience expected of modern family living. Beautifully maintained and thoughtfully enhanced the property has been finished to an exceptionally high standard throughout, seamlessly blending original-inspired architectural features with contemporary design elements to create a home of remarkable style and distinction.

From the moment you step inside, the sense of space and craftsmanship is immediately apparent. The magnificent reception hall, complemented by an impressive galleried landing and striking mezzanine balcony, sets the tone for the beautifully appointed accommodation beyond. Every room has been carefully considered to maximise natural light, functionality and flow, while a wealth of character-inspired detailing and quality finishes combine to create a warm yet sophisticated family environment. The beautifully landscaped gardens further enhance the property's appeal, providing attractive outdoor spaces ideal for both entertaining and everyday family enjoyment.

Offering five exceptionally generous double bedrooms, including two luxurious en-suite facilities, alongside a stylish family bathroom, the accommodation is perfectly suited to the needs of larger or growing families. The home also benefits from an excellent selection of versatile reception rooms, providing flexible living spaces for formal entertaining, home working or relaxation, while the outstanding open-plan kitchen, dining and living area forms the true heart of the home.

Ideally positioned within one of the area's most sought-after residential locations, the property enjoys easy access to the excellent amenities of Mere Green, a superb selection of highly regarded schools for all age groups, Sutton Park and excellent transport links offering convenient connections to Birmingham, Sutton Coldfield and the wider motorway network. Combining exceptional space, outstanding presentation and an enviable location, this truly unique family home represents a rare opportunity. Internal inspection is essential to fully appreciate the size, character, versatility and outstanding quality of accommodation on offer.

Set back from the roadway behind a multi-vehicle driveway and recessed garage, having EV (Electric Vehicle) charging point, mature shrubs and bushes having a good degree of privacy, access to the property is gained via a glazed wooden front door into:





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PORCH: Double glazed window to side, feature tiled flooring,

LARGE WELCOMING RECEPTION HALL: 15' x 12'6" Double glazed window to front, stained glass window to side, galleried mezzanine landing, log burning stove on a stone hearth and contemporary mantle, wood flooring, radiator, doors to :

LOUNGE: 16'4" x 15'2" Double glazed window to front, two double glazed windows to side, coal effect feature fireplace having marble hearth and contemporary mantle, built-in storage cupboard, wood flooring, fitted shelving, cylinder radiator, two radiators.

INNER HALLWAY: Large useful storage cupboard, doors off.

GUESTS CLOAKROOM/WC: Low level wc, wash hand basin, panelling to walls, tiled flooring.

OPEN PLAN KITCHEN/DINING AREA:

Kitchen: 12'4" x 11'10" Pvc double glazed window to side, pvc double glazed French doors and patio doors to rear, one and a half bowl sink/drain unit set into granite work surfaces, white brick effect tiled splash backs, there is a range of matching units to base and wall level including drawers, central island with additional storage and breakfast bar with space for stools, large full height Irish dresser, integrated fridge and dishwasher, space for Range style cooker,
Dining Area: 22'2" x 14'2" Space for six seater dining table and sofas, glazed door to hallway, tiled flooring.

UTILITY: 8'6" x 4'5" Two glazed windows to side, Belfast sink unit set into granite work surfaces, there is a range of fitted units to base and wall level, plumbing and space for washing machine and tumble dryer, space for fridge/freezer, white brick tiled splash backs.

HOME OFFICE: 8' x 4'8" Set off the kitchen/diner, pvc double glazed window to front, tiled flooring, built-in drawer units and desk.

STAIRS TO SPLIT DIRECTIONAL LANDING: Mezzanine balcony having two separated sitting areas, double glazed window to side, doors to:

BEDROOM ONE: 27'5" max / 16'5" min x 11'1" max / 3'1" min Double glazed window to rear, full height feature window to side, panelling to walls, feature ceiling lights, radiator, door to:

DRESSING AREA: Central dressing area with walk-in wardrobes having glazed sliding doors to both sides and Velux skylight, door into:



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: 8'3" x 5'6" Obscure glazed window to front, low level wc, bath with feature tiled splash backs, part tiled walls, wash hand basin with vanity unit below, tiled flooring, ladder style radiator.

BEDROOM TWO: 12'5" x 9'2" Pvc double glazed window to side, Velux skylight to rear, walk-in wardrobe with glazed sliding doors, stairs to mezzanine, door to:

MEZZANINE: Velux skylight to rear, staircase with glazed insets, wood effect flooring, eaves storage, wiring for media wall

EN-SUITE: 5'6" x 5'3" Obscure pvc double glazed Velux skylight to front, white suite comprising walk-in shower with ledge/seat, wash hand basin, low level wc, tiled walls and floor,

INNER LANDING: Airing cupboard, steps leading to:

BEDROOM THREE: 13'8" x 12'6" Double glazed windows front and side, two double and one single built-in wardrobes, cylinder radiator.

BEDROOM FOUR: 14'5" x 8'6" Double glazed windows to front and rear, built-in wardrobe with drawers, built-in desk, cylinder radiator.

BEDROOM FIVE: 12'10" x 11'10" Double glazed window to rear, one single and one double built-in wardrobes, radiator.

FAMILY BATHROOM: 9' x 6'9" Double glazed window to side, white suite comprising bath, walk-in double shower unit with glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled floor, ladder style radiator.

GARAGE: 24'8" x 11'6" Electric up and over door to front, double glazed window to side, door to rear, fitted wall units. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Porcelain paved patio area with steps leading to a central lawn, paved pathway to rear seating/dining area, surround by borders with mature shrubs, bushes and trees.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		



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, 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.

