

ACRES
Collection



102 STREETLY LANE, FOUR OAKS, B74 4TB

OFFERS OVER - £1,500,000

This quite exceptional Freehold, three-storey, detached family home is finished to an exceptionally high specification, having been much enlarged and thoughtfully designed with contemporary family living and social entertaining in mind.

Set upon an electric gated driveway with video entry system this substantial home enjoys a particularly attractive treelined aspect to the fore overlooking Sutton Park. Internally, the home benefits from feature double glazing, gas central heating with underfloor heating to the ground floor, complemented further by period style radiators to the upper floors. Externally there are photo voltaic panels providing electricity to the dwelling with significant battery storage. Attention to detail is evident throughout, the property benefits from WIFI enabled home security system and heating controls. The property is conveniently located close to local shops, restaurants, and cafés in Streetly Village, together with offering well-regarded schooling and excellent public transport links, including the Cross City rail line.

Entrance is via an exceptionally spacious and welcoming reception hall which immediately sets the tone, style and space for the accommodation on offer. There is an attractive lounge with glazed doors opening back into the hallway, a guest cloakroom with WC, and a versatile playroom opening to a charming snug with dual aspect fire. The heart of the property is its bespoke breakfast kitchen / family room, meticulously crafted with modern family life in mind. The expansive feature island is an entertainer's dream, perfect for casual mornings or hosting in style. The high-end, integrated appliances and smart storage solutions make it as practical as it is beautiful. The adjoining, open plan family living and dining areas flow seamlessly from the kitchen, enhanced by twin roof lanterns that flood the space with natural light—an inviting hub for both everyday life and special gatherings, furthermore bi-fold doors overlook the rear garden. A separate utility room is set off the kitchen.

To the first floor are four well-proportioned bedrooms, including an impressive principal suite featuring air conditioning, a vaulted ceiling, bi-fold doors opening onto a Juliet balcony, a walk-in wardrobe, and a striking well-appointed ensuite bathroom. A contemporary family bathroom serves the remaining bedrooms. The second floor provides an excellent fifth bedroom / guest suite with a large ensuite bathroom room off.

And let's not forget the garden! Step out through bi-fold doors onto a landscaped, private garden. It's not just a garden; it's your personal escape. And with a rear garden room, it's an absolute game changer—whether you're setting up a home office, gym, playroom or just a chill space for a glass of wine under the stars. This is where style, function, and luxury all come together. To appreciate this outstanding family home we highly recommend an internal inspection.



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Set back from the roadway behind electric gates having video entry system and pedestrian gate opening to a feature resin, multi-vehicular driveway, access is gained to the property via:

SUBSTANTIAL, WELCOMING RECEPTION HALL: 20'10" max x 17'1" max / 10'6" min This most impressive hallway sets the tone and style for the accommodation, double glazed window to fore, tiled floor with under floor heating.

GUESTS CLOAKROOM/WC: Double glazed window to side, matching white suite comprising low flushing wc, vanity wash hand basin with base unit beneath, contemporary tiling to walls and floor.

ATTRACTIVE LOUNGE: 19'7" max / 17' min x 11'9" Entered via glazed twin doors from the reception hall, having pvc double glazed square bay window to fore, tiled floor with under floor heating.

PLAY ROOM/DEN: 11'9" x 11'3" Pvc double glazed window to side, tiled floor with under floor heating, wide opening leading to:

SNUG/DAY ROOM: 15'10" x 11'3" Double glazed bi-folding doors to rear, tiled floor with under floor heating, central glazed log effect twin aspect living flame gas fire, opening through to:

COMPREHENSIVELY FITTED BREAKFAST KITCHEN/OPEN PLAN FAMILY ROOM & DINING AREA: 29'3" x 23'

Family Sitting Area: Wide double glazed bi-folding doors to rear, spaces for substantial sofa and dining table, two deep double glazed roof lanterns giving an abundance of natural light. This area also enjoys the twin directional gas fire.

Breakfast Kitchen: Featuring a wide central island with space for stools, having granite top with twin inset sink units and a range of fitted base units beneath including integrated stainless steel microwave. The kitchen additionally features a comprehensive range of contemporary fitted units to both base and wall level, further granite work surfaces with matching upstands, stainless steel fitted gas hob having concealed extractor over, elevated inset electric twin ovens, space for American style fridge/freezer, integrated dishwasher, tiled floor with under floor heating throughout.

UTILITY ROOM: 13'3" x 4'7" Double glazed second entrance door to fore, providing a useful drying area for a pet dog given the close access to the park or perhaps footwear as there is a wide sink unit set into granite work surfaces with a range of co-ordinating wall and base units, fitted bench and shoe rack, recesses for appliances.



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.





RETURN STAIRS TO FIRST FLOOR LANDING: Featuring oak handrails with inset spindles, double glazed windows to fore and side, storage cupboard.

MASTER BEDROOM: 17'7" max plus lobby area x 11'6" Double glazed bi-folding doors with Juliet balcony to rear, vaulted ceiling having four inset double glazed Velux windows, fitted air conditioning unit, period style radiator.

WALK-IN WARDROBE/DRESSING AREA: 7'7" x 4'8" max Double glazed window to side, period style radiator, fitted hanging rails and drawers units.

FEATURE EN-SUITE BATHROOM: Double glazed obscure window to side, matching white suite comprising freestanding bath, bowl wash hand basin set onto ledge having shelf beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screen, chrome ladder style radiator, contemporary tiling to walls and floor.

BEDROOM THREE: 13'9" x 12' Pvc double glazed window to front, period style radiator.

BEDROOM FOUR: 12'6" x 11'3" Pvc double glazed window to rear, period style radiator.

BEDROOM FIVE: 10'4" x 9'4" Pvc double glazed window to front, period style radiator.

FAMILY BATHROOM: Obscure pvc double glazed window to rear, matching well appointed white suite comprising bath, his & hers vanity wash hand basins having double base units beneath, low flushing wc, chrome ladder style radiator, contemporary tiling to walls and floor.

STAIRS TO SECOND FLOOR LANDING: Featuring oak handrails with inset spindles, double glazed windows to fore and side, storage cupboard.

BEDROOM TWO: 19'4" max / 15'2" min x 17'8" into recess Double glazed window to front and rear, air conditioning, period style radiator.

EN-SUITE BATHROOM: Double glazed Velux window to rear, feature freestanding bath, wall hung wash hand basin with base unit beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screen, chrome ladder style radiator, marble style tiling to walls and floor.

OUTSIDE: Wide paved patio area opens to a lawned rear garden having block paved pathway giving access to:

REAR GARDEN ROOM/GYM/HOME OFFICE: 24'3" x 15'6" Double glazed bi-folding doors overlooking and opening to rear garden, two double glazed inset Velux windows, air conditioning unit, fitted spot lights and internal power points.





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, 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.

Score	Energy rating	Current	Potential
92+	A	96 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.

