



44 STREETLY LANE, FOUR OAKS B74 4TX

OFFERS AROUND - £1,150,000

Set within the heart of Four Oaks, adjacent to the stunning natural beauty of Sutton Park, this truly delightful, superbly maintained and much improved period family residence represents a rare and exceptional opportunity to acquire one of the finest homes the agent has had the privilege to market in recent years. Occupying a mature, private plot enriched by an abundance of established shrubs, bushes and specimen trees providing colour and interest throughout the seasons, the property effortlessly combines timeless character with elegant contemporary styling.

The accommodation has been thoughtfully enhanced and beautifully presented throughout, with décor and fittings carefully chosen to flatter the home's original charm whilst creating a warm and sophisticated family environment perfectly suited to modern living. Complemented by gas central heating and PVC double glazing, the property is ideally positioned close to excellent public transport links, including the Cross City railway line, whilst the comprehensive amenities of Streetly Village and Mere Green Shopping Centre, offering an array of cafés, restaurants and everyday shopping facilities, are readily accessible.

This charming home is entered via a welcoming reception hall which immediately sets the tone for the quality and character evident throughout. A welcoming snug enjoys a tree-lined aspect to the fore, creating an ideal retreat or reading room, whilst a beautifully proportioned sitting room features a wide bay window overlooking the property's stunning garden.

At the heart of the home lies an impressive open-plan family living space, offering a conservatory off and a comprehensively fitted kitchen of style and character, complete with Belfast sink and feature beams to the ceiling. This outstanding area flows effortlessly through to a magnificent garden room, where wide patio doors frame glorious views across the gardens, further enhanced by a freestanding log-burning stove creating a wonderfully cosy yet sociable atmosphere throughout the seasons. A utility room and guest cloakroom/WC complete the accommodation.

To the first floor, the property offers two substantial double bedrooms, the principal suite being complemented by a superbly appointed period-style Jack and Jill bathroom featuring a magnificent freestanding claw-foot roll-top bath and serving the bedrooms in elegant fashion. To the second floor there are two further bedrooms together with an additional well-appointed family bathroom, offering ideal accommodation for larger families or visiting guests.

Further enhancing the property is a useful cellar, whilst externally the mature secluded gardens provide a setting for relaxation and entertaining alike. An electric gated driveway opens to a secure enclosed parking area, adding both practicality and privacy to this exceptional home.

Homes of such character, style and setting are rarely available upon the open market and therefore an internal inspection is considered absolutely essential in order to fully appreciate the outstanding accommodation and delightful atmosphere this exceptional family residence provides.



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SALES
ACRES
LETTINGS

Set behind mature screening and approached via a gated entrance from Streetly Lane, the property further benefits from vehicular access via Woodside Drive, where twin electric gates open to an enclosed parking area.

RECESSED PORCH: Opens to:

WELCOMING RECEPTION HALL: Window to side, radiator.

SNUG: 14'3" max / 11'9" min x 12' Double-glazed square bay window to fore, further window to side, open grate fireplace set upon a tiled hearth having matching fire recess and wooden fire surround, tall contemporary radiator.

FAMILY LIVING ROOM: 21'9" max x 15'7" min x 12' Double-glazed bay window to side having central double-glazed French doors, coal effect living flame gas fire set upon a granite hearth having tiled fire recess and feature fire surround, being set into a wide Inglenook style recess, double radiator.

OPEN PLAN FAMILY ROOM: 16'8" x 15'1" Leaded light window to side, beams to ceiling, radiator, opening to:

CONSERVATORY: 8'6" x 8'6" Double-glazed windows to each aspect together with double-glazed French doors opening to the garden, double radiator.

FITTED KITCHEN: 15'7" max / 10'4" min x 12'4" PVC double-glazed window to side, Belfast sink set into sweeping work surfaces, there are a comprehensive range of contemporary fitted units to both base and wall level including larder cupboards, integrated dishwasher, elevated oven having separate grill, fitted gas hob with stainless steel extractor canopy over.

GARDEN/DAY ROOM: 14'10" x 11'9" Wide double-glazed patio doors overlooking and opening to the garden, further double-glazed window to fore, period-style radiator, feature freestanding log-burning oval stove, laminate flooring.

UTILITY ROOM: 10'9" x 6'4" PVC double-glazed window to rear, part double-glazed door opening to side, Belfast sink set into granite work surfaces having fitted wall and base units, integrated washing machine and fridge, tall contemporary radiator.

GUEST CLOAKROOM/WC: PVC double-glazed window to rear, well-appointed white suite comprising low flushing WC, wash hand basin, complementary half height tiling to splash backs, combination radiator/heated towel rail.

RETURN STAIRS TO SPLIT DIRECTIONAL LANDING: PVC double-glazed window to side, radiator.

BEDROOM ONE: 18'3" into bay x 12' Wide PVC double-glazed bay window to side, radiator.



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 BATHROOM: 17'4" x 8'6" plus door recess. Two PVC double-glazed windows to side, feature period-style white suite comprising freestanding claw-foot roll-top bath, high level cistern WC, vanity wash hand basin with base unit beneath, enclosed separate shower cubicle, double radiator, additional Jack and Jill bathroom door to landing.

BEDROOM TWO: 13'4" max / 10'7" min x 12' max / 10' min PVC double-glazed windows to fore and side, three double fitted wardrobes having storage cupboards over, double radiator.

RETURN STAIRS TO SECOND FLOOR LANDING: Double-glazed Velux window to side.

BEDROOM THREE: 12'2" x 10'1" PVC double-glazed window to side, radiator, feature exposed beams. **WALK-IN WARDROBE/STORAGE AREA:** 12' max / 7'6" min x 4'6" max / 2'1" min Double-glazed Velux window to side, hanging rails.

BEDROOM FOUR: 12'8" max / 11'8" min x 12' measured at floor level. PVC double-glazed window to fore, double radiator, feature part sloping ceilings.

BATHROOM: Double-glazed Velux window to side, well-appointed white suite comprising freestanding roll-top bath, wall hung wash hand basin, low flushing WC, tiled splash backs, combination radiator/heated towel rail.

CELLAR: 6'6" x 6'3" x 6'2" high. Set off the reception hall.

OUTSIDE: The property enjoys delightful, well-tended and stocked mature gardens having an abundance of shrubs, bushes and trees providing privacy together with colour and variation throughout the seasons. There are patio areas and pathways ideal for entertaining and relaxation. Additionally, there is a hot tub which may be available via separate negotiation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

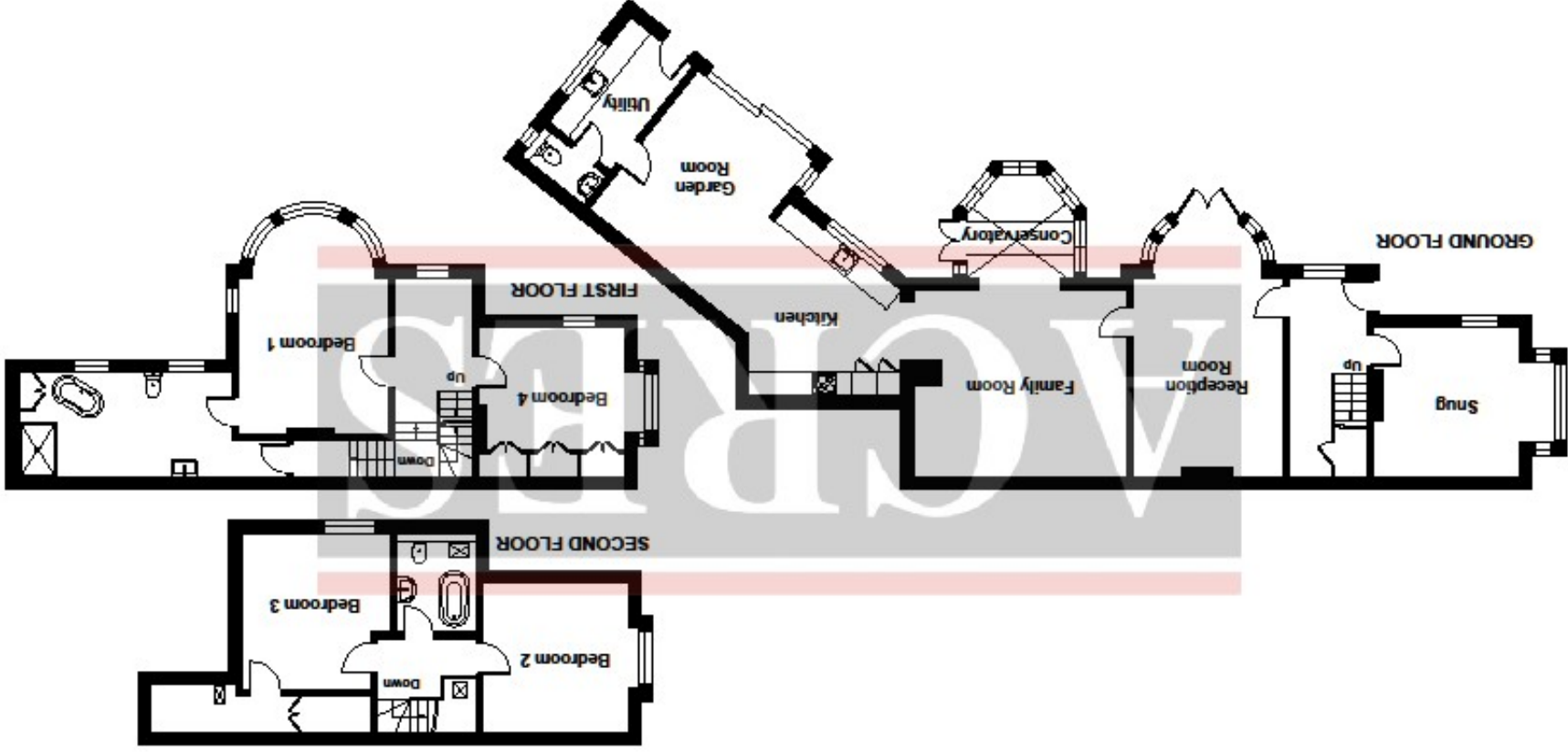


Council Tax Band: G



Streetly Lane, Four Oaks, Sutton Coldfield, B74 4TX

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential), **ordnance** 2026. Produced for Acres Estate Agent, REF: 1465561

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 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.