



150 STREETLY LANE, FOUR OAKS, B74 4TD



## OFFERS AROUND - £970,000

This highly and truly, deceptively spacious, freehold, detached family home, is set upon a deep, generous, mature plot, adjacent to and overlooking Sutton Park. Positioned within a few hundred metres of Streetly Village where you will find an array of shops, restaurants and cafes, the property is also served within the area by excellent public transport links including access to the Cross City rail line at Four Oaks station.

The property is of course is complemented by gas central heating and pvc double glazing (both where specified) and retains much style, charm and character, all of which to fully appreciate we highly recommend an internal inspection.

Upon entering the property, you are greeted by a welcoming reception hall, which in turn opens to an imposing spacious lounge having wide Inglenook fireplace with central, feature fire, furthermore there is an additional, generous family/day room, once more with feature fireplace. Informal living and entertaining is provided by way of the property's fitted breakfast kitchen, which in turn opens to a rear utility room/spice kitchen. The ground floor accommodation is completed by the option of two double rear bedrooms, the first having en-suite wc facilities off. Furthermore there is a well appointed family bathroom and guests cloakroom/wc, provided with white suites.

A return staircase gives access to the first floor, where you will find set to the rear, the property's master bedroom having en-suite shower room off, additionally there is the option of two further bedrooms or perhaps utilisation of the fifth bedroom as a home office/den, as preferred. A second family bathroom is also provided to the first floor.

The property has a mature rear garden with an abundance of shrubs and trees and features an exceptionally spacious, insulated garden / hobby room, which could be utilised as a home office as preferred, being 32'8" max x 12' max.

Set back from the roadway behind a multi-vehicular, block paved driveway having gates to fore, access is gained to the property to the side via:

**RECESSED PORCH:** Part pvc double glazed door opens to:



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**RECEPTION HALL:** Pvc double glazed windows to side, double radiator, double and single cloaks/storage cupboards.

**SPACIOUS LOUNGE:** 23'10" max / 16' min x 16'3" max / 13' min Pvc double glazed windows to front and side, double glazed double doors open to a double glazed porch with doors to driveway, a wide Inglenook provides a focal point in the lounge having leaded light windows to side and central feature fireplace with hearth, mantle and open fire grate.

**FAMILY/DINING ROOM:** 19'6" max / 15'10" min x 14' max / 12'10" min Pvc double glazed window to fore, two further double glazed windows to side, timber fire surround with central fire grate having side tiled relief, double radiator.

**FITTED BREAKFAST KITCHEN:** 20'9" max / 9'7" min x 14' max / 9'2" min

**Breakfast/Family Area:** Pvc double glazed window to side, radiator, opening to:

**Fitted Kitchen:** Further pvc double glazed windows to side, one and a half bowl sink unit set into granite work surfaces there is a range of fitted units to both base and wall level including drawers, Aga having twin ovens and hobs (working condition untested).

**UTILITY ROOM/SPICE KITCHEN:** 11'9" narrowing to 7'9" x 8'10" Pvc double glazed window to front, door to rear, one and a half bowl sink unit with double base unit beneath, rolled edge work surfaces, integrated stainless steel cooker, gas hob and extractor canopy, radiator.

**BEDROOM TWO:** 18'9" max / 15'10" min x 13'6" max / 10'3" min Pvc double glazed windows to sides and rear with double glazed double French doors to rear garden/patio, radiator.

**EN-SUITE WC:** Pvc double glazed obscure window to side, white low flushing wc, wash hand basin with base unit beneath.

**BEDROOM FOUR:** 12' x 9'6" Pvc double glazed window to rear, double radiator, double built-in wardrobe.

**FAMILY BATHROOM:** Pvc double glazed obscure window to side, white suite comprising bath with shower over and splash screen, vanity wash hand basin with base unit beneath, radiator/heated towel rail, tiled splash backs.



**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.









**GUESTS WC:** Pvc double glazed obscure window to side, white low flushing wc, tiled splash backs.

**RETURN STAIRS TO LANDING:** Pvc double glazed window to side, double storage cupboard.

**BEDROOM ONE:** 16'2" max / 12'2" min x 16' Pvc double glazed windows to side and rear, double and single built-in wardrobes, radiator.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, wide vanity wash hand basin with double base unit beneath, low flushing wc, tiling to walls and floor, chrome ladder style radiator.

**BEDROOM THREE:** 18' x 15'3" Pvc double glazed window to front, double radiator, access to eaves.

**BEDROOM FIVE/STUDY:** 13'9" x 9'3" Two double glazed windows to side, radiator.

**FIRST FLOOR BATHROOM:** Pvc double glazed obscure window to side, matching white suite comprising bath having shower over with glazed splash screen, wash hand basin, low flushing wc, tiled splash backs and floor.

**OUTSIDE:** Wide block paved patio area opens to ma lawned rear garden, flanked by borders having mature shrubs, bushes and trees.

**LARGE REAR GARDEN/HOBBY ROOM:** 32'8" max / 22'8" min x 12' max / 9'6" min Pvc double glazed windows to front and side, double glazed double double French doors to patio, further door to rear, internally having power and lighting



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

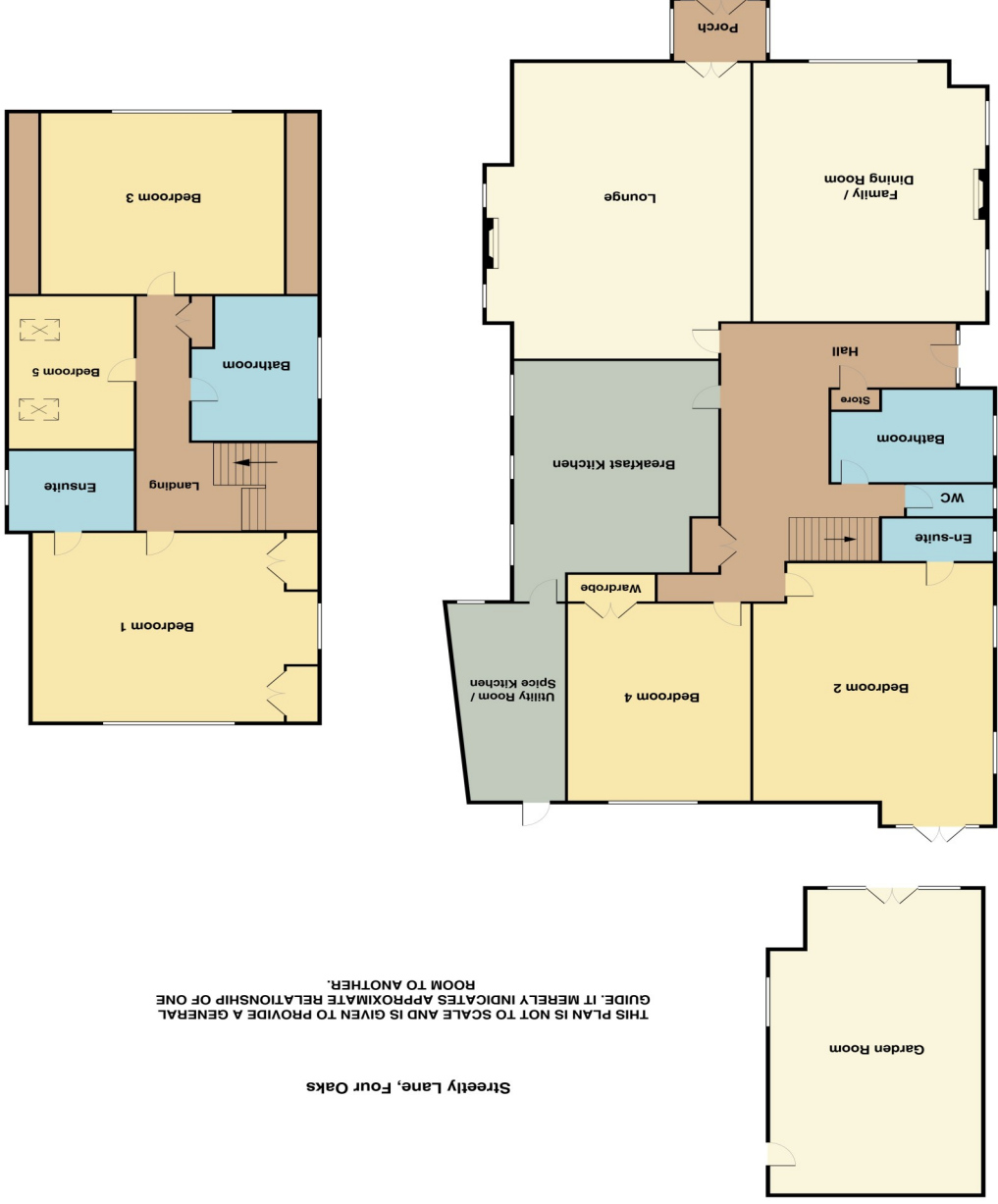






### Streetly Lane, Four Oaks

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.