

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- Extended open plan kitchen, dining & living area
- Further extended reception room/study/playroom
- Separate formal family lounge
- Utility room & downstairs shower room
- Three well proportioned bedrooms on the first floor
- Renovated family bathroom with separate shower
- Private rear garden
- Situated in a sought after Streetly location
- Excellent transport links & access to well regarded local schools
- Planning permission granted for first floor extension



**WOOD LANE, STREETLY, B74 3LR - OFFERS OVER £500,000**

Situated in a highly sought-after part of Streetly, this semi-detached home offers stylish, flexible living space, perfect for modern family life. The property has been thoughtfully extended on the ground floor to create a bright open plan kitchen, dining and living area, complemented by a spacious additional reception room that could serve as an office/playroom, together with a separate family lounge, utility, and convenient downstairs shower room. Having planning permission granted for a further extension to enlarge the first floor accommodation, this home combines functionality with comfort in an excellent location close to schools, amenities, and key transport links. (Plans available to view on request through agent). Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden and space for electric vehicle (EV) charging point, access to the property is gained via:

**PORCH:** Pvc double glazed door and windows, tiled flooring, front door opens to:

**RECEPTION HALL:** Stained glass windows to front, stairs off, Karndean flooring, radiator, doors to:

**LOUNGE:** 11'9" x 11'4" Pvc double glazed bow window to front, feature fireplace having log burning stove with rustic brick surround and hearth, radiator with contemporary cover.

**EXTENDED DINING/SITTING ROOM:** 22'4" x 11'2" max / 9'6" min Pvc double glazed French doors and windows to rear, lantern sky light, three separate points for media walls, radiator.

**FITTED KITCHEN/DINER:** 17'9" x 15'7" Pvc double glazed windows and French doors to rear, Belfast sink unit set into quartz work surfaces with splash backs, feature tiled brick wall, there is a range of Shaker style units to both and wall level including drawers, central island unit with breakfast bar area having additional storage and drawer units, space for four stools and pull out socket, Neff oven and five ring gas hob, extractor canopy over, integrated microwave/grill, dishwasher and fridge/freezer, useful pantry cupboard, space for six seater dining room table, Karndean flooring, media wall points, modern vertical radiator.

**LEAN TO/UTILITY:** Pvc double glazed windows to rear, Karndean flooring, archway to utility having stainless steel sink/drainage unit set into box edged work surfaces, tile effect flooring, radiator, door to:

**WC/SHOWER ROOM:** Low level wc, tiled splash backs, enclosed shower cubicle with glazed shower door, feature tiled walls.

**STAIRS TO LANDING:** Pvc double glazed window to side, doors to:

**BEDROOM ONE:** 14'5" x 11'4" Pvc double glazed bay window to rear, three double built-in wardrobes with sliding doors, feature chandelier lighting, radiator.

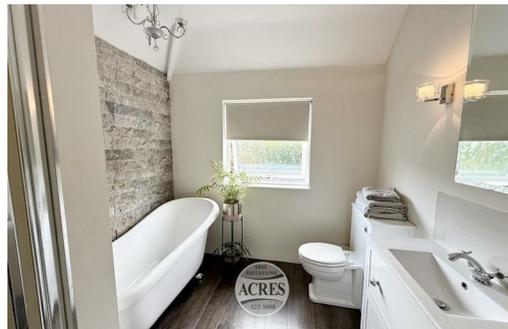
**BEDROOM TWO:** 11'9" x 11'3" Pvc double glazed bay window to front, three double built-in wardrobes, radiator.

**BEDROOM THREE:** 8'5" x 8'1" Pvc double glazed window to rear, radiator.

**BATHROOM:** 8'6" x 7'9" Obscure pvc double glazed window to rear, white suite comprising freestanding bath, set into feature alcove, rustic brick effect wall, separate corner shower cubicle with tiled splash backs, wash hand basin with vanity unit below, low level wc, Karndean flooring, feature chandelier lighting, radiator.

**GARAGE/STORE:** 11'9" x 9'2" Double opening garage door, TV point to wall, has been converted to useful storage, lantern sky light.

**OUTSIDE:** Paved patio area with lawn, borders with a variety of shrubs, bushes and trees, outside lighting, seating area to rear.



**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)

**COUNCIL TAX BAND :** D                      **COUNCIL :** Walsall

**VIEWING:** Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



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. 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.

