

314 CHESTER ROAD, FOUR OAKS, B74 3ED







OFFERS AROUND - £795000

Situated on the ever popular Chester Road in the heart of Streetly, this outstanding detached family home has been extensively modernised, thoughtfully extended and finished to an exceptional standard throughout. Designed with modern family living in mind, the property offers an impressive balance of generous reception space and luxurious accommodation, including three en-suite bedrooms, a beautifully appointed family bathroom and a spectacular open-plan kitchen, dining and living area. Further enhancing its appeal is a secondary kitchen/utility room, double garage and an exceptional detached summer house providing superb additional living space for guests, multi-generational living or a home office. Ideally positioned close to excellent local schools, Sutton Park, Streetly Village, everyday shopping facilities, cafés, restaurants and excellent road links, this is a truly remarkable home ready to move straight into.

Set back from the roadway behind electric gates and a multi-vehicle driveway providing off road parking, there are borders having shrubs and trees, access to the property is gained via an electronic composite front door with double glazed inset opening to:

PORCH: Wood effect flooring, electrically controlled front door with double glazed inset opens to:

RECEPTION HALL: Obscure double glazed window to front, stairs off, wood effect flooring, doors to:

GUESTS WC: Low level wc, wall hung wash hand basin, display shelf and sensor mirror, wood effect flooring, modern radiator.

LOUNGE: 16'8" x 11'6" Double glazed bay window to front with fitted shutters, log effect feature fireplace recessed into wall mirrored through to the dining area, wood effect flooring, radiator.

DINING AREA: 15'4" x 11'9" Feature fireplace mirrored through to lounge, wood effect flooring, glazed partition to kitchen/diner, radiator.

The Property Ombudsman

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SUPERB OPEN PLAN KITCHEN, DINER AND LIVING AREA: **33'9" max / 20'9" min x 19'2" max / 10'5" min** Two roof lanterns, bi-folding doors to rear with integral blinds, Belfast sink unit set into granite work surfaces with mirrored splash backs, comprehensive range of Broadway Knightsbridge kitchen units fitted to both base and wall level including drawers, hob with concealed extractor over, central island unit with breakfast bar having space for four stools and base units, large larder cupboard into hidden pantry, two double ovens/grills, two integrated dishwashers, two full height fridges, freezer, leading into living/family area with media wall, spotlights, under floor heating throughout, air conditioning.

SECONDARY KITCHEN/UTILITY ROOM: 10'3" x 7'2" Stainless steel sink/drainer unit set into granite work surfaces, four ring gas hob, integral oven and grill, plumbing and space for washing machine and dryer, matching wall and base units, mirrored splash backs, door into large storage cupboard, under floor heating, door to garage.

STAIRS TO SPLIT DIRECTIONAL LANDING: Space for feature chandelier, feature staircase, alcove for feature spotlight, door to:

BEDROOM ONE: 17'8" x 12'7" Pvc double glazed window to front with fitted shutters, four double built-in wardrobes, cylinder radiator, feature padded wall, wood effect flooring, into:

DRESSING ROOM: Tiled floor with double glazed, glazed balcony, shelving and hanging rails, door to:

EN-SUITE: 10'4" x 5'8" Pvc double glazed balcony doors with fitted shutters, marble effect tiled walls and flooring, white suite comprising double walk-in shower with glazed shower screen and twin shower sprays, his & hers wash hand basins, display shelving, low level wc, ladder style radiator.

BEDROOM TWO: 15'8" x 13'7" Pvc double glazed box window to rear with fitted shutters, one double and two single built-in wardrobes, matching chest of drawers, wood effect flooring, radiator, obscure glazed door to:







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 SHOWER ROOM: White suite comprising walk-in shower with glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled floor, white brick effect tiled walls.

BEDROOM THREE: 15'8" x 11'9" Pvc double glazed bay window to front with fitted shutters, four single built-in wardrobes, matching chest of drawers, obscure glazed door to:

EN-SUITE SHOWER ROOM: White suite comprising walk-in shower with glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled floor, white brick effect tiled walls.

BEDROOM FOUR: Pvc double glazed window to front, fitted wardrobe, radiator.

FAMILY BATHROOM: 9'3" x 8'1" Pvc double glazed window to rear, suite comprising walk-in shower unit with glazed shower screen, freestanding bath, his & hers wash hand basins with vanity units below, wall mounted sensor mirror, low level wc, modern cylinder ladder style radiator.

GARAGE: 17'8" x 17'8" Electric up and over rolling garage door, radiator

OUTSIDE: Having two patio areas to enjoy the sunshine throughout the day, pagoda with seating area/space for hot tub, lawn having mature shrubs, bushes and trees.

REAR SUMMERHOUSE/HOME OFFICE/SELF-CONTAINED ANNEX: 21'1" x 12'1 Double glazed bifold doors to front, double glazed door to side, fitted kitchen with granite work surfaces, central island unit with space for three stools, sink/drainer unit, integrated oven, grill, microwave, four ring ceramic hob with extractor canopy over, full height fridge/freezer, under plinth lighting, marble effect tiled flooring leading to a living area with air conditioning unit and Shower Room: Having shower cubicle, white brick tiled splash backs, wash hand basin, low level wc, marble effect tiled flooring, sensor mirror, .

The Property Ombudsman

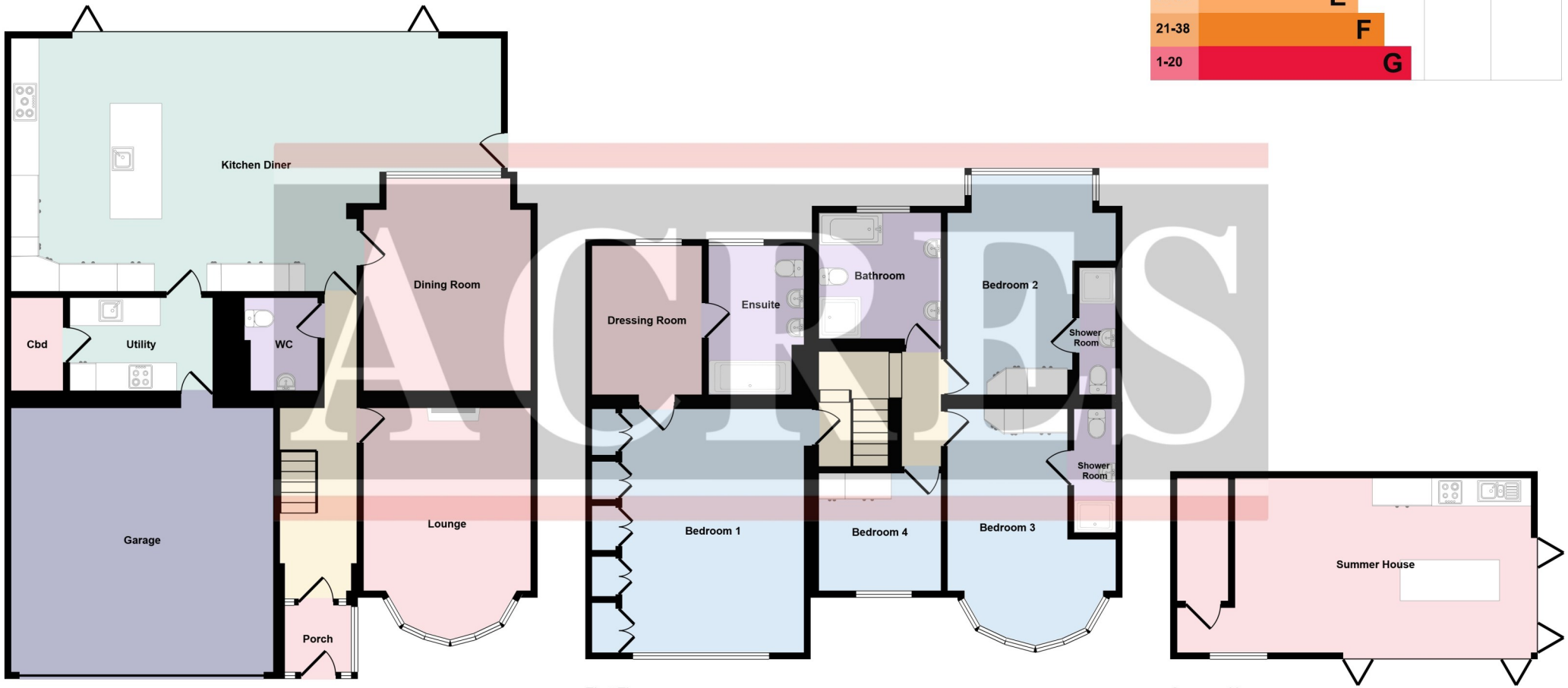
APPROVED CODE TradingStandards.uk

Council Tax Band: F


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
274 sq m / 2947 sq ft



Ground Floor
Approx 146 sq m / 1576 sq ft

First Floor
Approx 98 sq m / 1060 sq ft

Summer House
Approx 29 sq m / 311 sq ft

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 Made Snappy 360.

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.