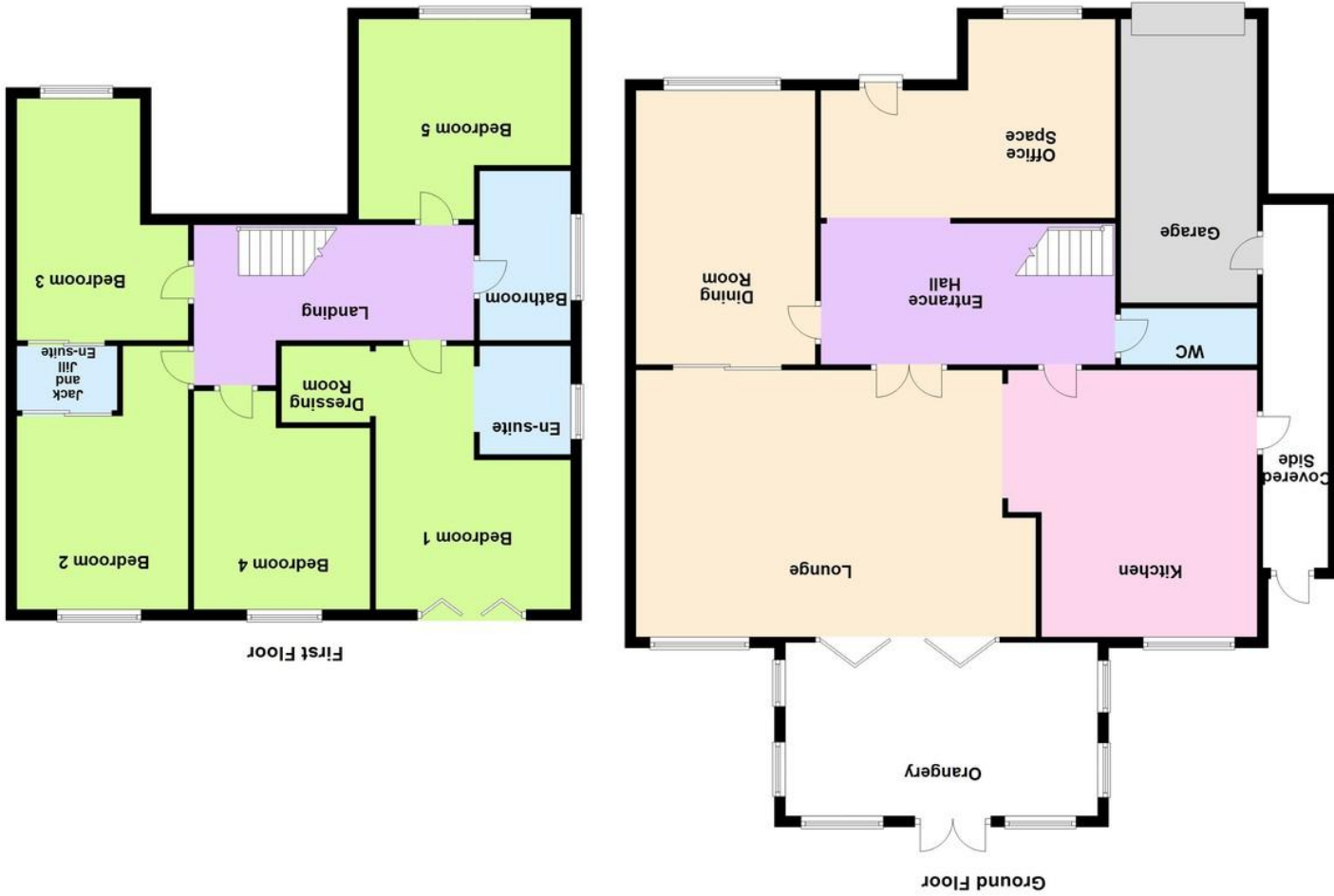


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

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

Current: 74 C
 Potential: 82 B

Four Oaks | 0121 323 3323



- A Beautiful 5 Bedroom Executive Detached Family Home
- Highly Sought After Location
- Vastly & Expensively Extended
- No chain
- Large Lounge & Separate Dining Room

Streetly Crescent, Four Oaks, Sutton Coldfield, B74 4PZ

Offers In Region Of
 £895,000

Property Description

Occupying a most sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. The current owners have created a beautiful 5 bedroom executive detached family home where attention to detail is apparent throughout and offers spacious and versatile living accommodation and must be seen to be fully appreciated. Approached via a driveway to the front with parking for a number of vehicles the home is entered via a beautiful hallway with a vaulted ceiling and useful office space to the front, a guest WC, a formal dining room to the front, a spacious and open plan formal living room with an Orangery to the rear with views and access over the large private garden, a fitted kitchen leads to a covered side with access to the garage, on the first floor there is a balcony overlooking the hallway and access to five great sized bedrooms, the master suite has an en suite shower room and walk in wardrobe/dressing room, bedrooms two and three share a Jack and Jill en suite there is also a main family bathroom and to complete the home there is a large rear garden with a decked area for entertaining and a pathway to a beautiful studio which is currently used as a bar but could also make a home office/gymnasium with a changing room and covered area currently housing a hot tub.

Homes of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY 16' 0" max x 11' 11" max (5.13m x 3.63m) 7' 11" min x 1' 6" max

A beautiful entrance hallway with a partially galleried landing with a vaulted ceiling, a useful office space with a window to the front aspect, tiled flooring with underfloor heating throughout, coving, 4 brushed chrome sockets, wall and ceiling lights, doors to:

GUEST WC To include a white suite with a low level WC and wash hand basin with vanity storage beneath.

DINING ROOM 16' 9" x 10' 2" (5.11m x 3.1m) A lovely room for entertaining with a feature fireplace as the focal point, Oak flooring, coving, radiator, 3 brushed chrome sockets, wall and ceiling lights, pocket doors lead in to the formal lounge.

FORMAL LOUNGE 16' 1" x 22' 2" (4.9m x 6.76m) Also accessed via double doors from the hallway this beautiful formal lounge is ideal for entertaining with a full height picture window over the rear garden and allowing natural light, Oak flooring, two full height designer radiators, LED spot lights throughout with 2 dimmable controls, 7 double brushed chrome sockets, a media wall with CAT5e, TV aerial point and bi-folding doors in to the Orangery.

ORANGERY 10' 7" x 15' 3" (3.23m x 4.65m) Offering a multitude of uses with views and access over the private rear garden, patio doors to the rear and further windows to both sides, lantern light, 4 double brushed chrome sockets, a switch for the outside lighting and a further switch for the outside waterproof socket, CAT5e and dimmable LED lighting.

FITTED KITCHEN 16' 5" x 12' 4" (5m x 3.76m) Entered via the hallway or open plan in to the main living room and includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over and under cupboard lighting, space for a Range style cooker with extractor fan over, integrated microwave oven, space for a dishwasher and fridge freezer, sink and drainer unit, a window to the rear, under floor heating, 3 double brushed chrome sockets and a door to the covered side with access to the garden and garage.

COVERED SIDE Having a door to the rear garden and a door to the garage, a strip light, 2 double sockets, space for a tall freezer, radiator and tiled flooring.

From the hallway an Oak staircase rises to the first floor landing which is part galleried overlooking the hallway, coving, access to the first loft which is boarded, has lighting, is fully insulated and accessed via a ladder and doors to:

BEDROOM ONE 15' 9" including en suite x 11' 7" (4.8m x 3.53m) A beautiful master suite with a Juliette balcony and sliding patio door, an open plan feel with a contemporary half obscured glass block wall with the en suite to the rear, 6 double brushed chrome sockets, an isolating power socket, outside light switch, mood lighting and mood lighting control, and radiator.

EN SUITE SHOWER ROOM A contemporary suite with a walk in shower/wet room with full height glass partition and multi shower head attachment, a circular wash hand basin with wooden vanity storage beneath, heated towel rail, 4 dimmable LED sensor lights, fully tiled walls and flooring and a window to the side aspect.

WALK IN WARDROBE Having built in shelving and hanging space, 2 LED spotlights.

BEDROOM TWO 11' 4" x 10' 1" max (3.45m x 3.05m) A great sized bedroom with built in wardrobes with a mirrored front offering shelving and hanging space, 5 double brushed chrome sockets, CAT5e cabling, TV Point, a window to the rear, 8 Dimmable LED spotlights, mood lighting and pocket doors in to the Jack & Jill en suite shower room.

JACK AND JILL EN SUITE SHOWER ROOM To include an enclosed walk in shower cubicle with multi shower attachment, integrated vanity storage with WC and wash hand basin, automatic lighting, tiled flooring, a side facing window, 4 LED spotlights overhead and a pocket door in to bedroom 3.

BEDROOM THREE 7' 7" min x 13' 2" max (2.31m x 4.01m) x 10' 4" max x 5' 5" min
A double bedroom with a built in wardrobe with mirrored fronts with further deep storage and shelving and hanging space, a front facing window, 6 double brushed chrome sockets, CAT5e, TV point and 8 dimmable LED spotlights.

BEDROOM FOUR 12' 3" max x 7' 10" min (3.73m x 2.39m) x 12' 6" max
Having two windows to the front, built in wardrobes with shelving and hanging space, 4 brushed chrome sockets, CAT5e, TV point, 7 LED dimmable spotlights, mood lighting, access to the second loft which is boarded and has lighting, is insulated and fitted with loft ladders.

BEDROOM FIVE 12' 1" x 8' 7" (3.68m x 2.62m) Having a window to the rear, radiator, 5 double brushed chrome sockets, CAT5e, TV point and 6 dimmable LED spotlights, radiator.

FAMILY BATHROOM Includes a matching white suite with a paneled bath with shower over and shower screen, telephone tap attachment, wash hand basin, low level WC, heated towel rail and a window to the side.

GARAGE 17' 9" x 8' 8" (5.41m x 2.64m) Buyers should please check the suitability for their own vehicle/usage, there is a remote controlled up and over door to the front, plumbing for a washing machine, central heating boiler, patch panel, comms cabinet, heating control panel, 4 double chrome sockets, 8 dimmable LED spotlights.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Outside lighting is timed to the front and back is controlled manually, there is also a security sensor, the hot water system is unvented which takes the water supply directly which means that the pressure will be much higher than normal. There are two outside water taps one at the front and one at the rear of the property.

To the rear of the home there is a beautiful garden with an irrigation system and water tap, a composite decked area with integrated spot lighting for entertaining, a pathway leads to the large cabin offering a multitude of uses and is currently a bar. The garden also features a damson and an apple tree, a rhubarb patch and 2 raised vegetable beds.

CABIN 10' 6" x 16' 2" (3.2m x 4.93m) Having sliding patio doors to the front, wood effect flooring, 3 double brushed chrome sockets, TV Point, 6 Dimmable LED lights, CAT5e, and makes a superb space for entertaining or home office/gym, there is outside lighting controlled from inside the bar, a separate lockable room to the side which in turn can be used as a changing room to the hot tub area (hot tub not included) which is covered with 4 dimmable LED lights CAT5e, 2 double brushed chrome sockets.

Council Tax Band F - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three and O2, limited availability for Vodafone and data likely available for EE and Three, limited availability for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 14 Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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