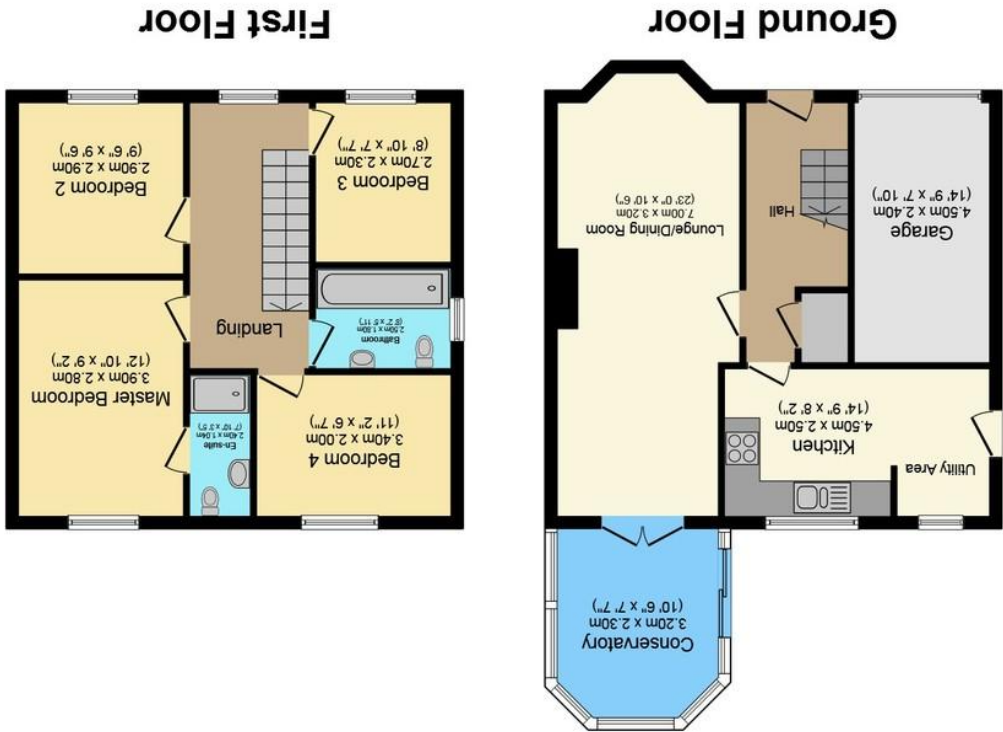


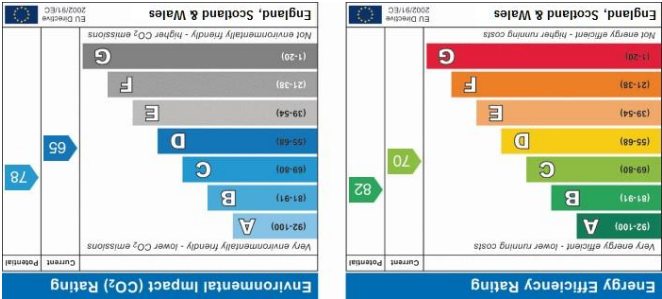
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



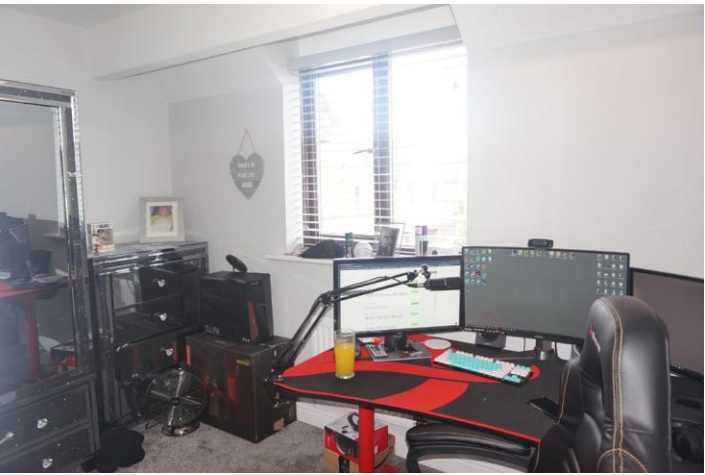
Four Oaks | 0121 323 3323



- 4 BEDROOM DETACHED HOUSE
- KITCHEN/DINER & UTILITY AREA
- THROUGH LOUNGE/DINER
- CONSERVATORY
- EN-SUITE TO MASTER BEDROOM



Bridle Lane, Streetly, Sutton Coldfield, B74 3HQ | Offers Over £375,000



Property Description

This delightfully spacious four bedroom detached property is immaculate and recently renovated. Ideally located for excellent local schools, close to local shopping areas including Sutton Coldfield and good road and transport links.

Pink paved driveway to the front with multi car parking. PVC double glazed front door opens into the:

ENTRANCE HALL with laminate flooring and door too;

UNDERSTAIRS W.C with low level W.C and wash hand basin.

THROUGH LOUNGE/DINING ROOM 3.2m maximum x 7m (10'6" x 23') having leaded PVC double glazed bay window to the front, leaded slide doors opening to the conservatory, laminate flooring, feature fireplace with electric fire and ornamental coving and roses.

KITCHEN 4.5m x 2.5m (14'9" x 8'3") having utility area off and fitted with a range of high gloss wall and base units with granite work surfaces and inset stainless steel sink/drain, tiled splashbacks, double glazed window to the rear, space for range style oven, extractor fan, tiled flooring, integrated fridge/freezer and dishwasher.

UTILITY AREA with window overlooking the garden, door to the garden and plumbing for washing machine.

CONSERVATORY 3.2m x 2.3m (10'6" x 7'7") UPVC double glazed construction with tiled flooring and doors opening to the garden.

FIRST FLOOR

LANDING having ornate coving and double glazed PVC window overlooking the front.

MASTER BEDROOM 3.9m x 2.8m (12'10" x 9'2") with double glazed PVC window overlooking the garden.

EN-SUITE SHOWER ROOM Fully tiled and having shower cubicle, wc and wash hand basin.

BEDROOM TWO 2.9m x 2.9m (9'6" x 9'6") with double glazed PVC window to the front.

BEDROOM THREE 2.3m x 2.9m (7'7" x 9'6") having double glazed PVC window to the front.

BEDROOM FOUR 3.4m x 2m (11'2" x 6'7") with double glazed window to the rear.

FAMILY BATHROOM 2.5m x 1.8m (8'3" x 5'11") having white suite incorporating bath with mixer taps and shower over, low level wc and wash hand basin vanity unit, double glazed PVC window to the side, marble effect walls, tiled flooring and chrome ladder style radiator/towel dryer.

OUTSIDE

GARAGE Purchasers should check the size/suitability for their purposes.

REAR GARDEN Paved with shed, timber fencing and side access.

TENURE The Agents understand 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 Solicitors or Surveyor. Please note that all measurements are approximate.