PAUL CARR Estate Agents Sales & Lettings

Four Oaks 0121 308 3737 Fouroaks@paulcarrestateagents.co.uk




# Streetly Crescent, Four Oaks, Sutton Coldfield, B74 4PU

**£695,000**

Situated on the ever-popular Streetly Crescent, Close to Sutton Park, this fantastic family home is perfectly placed with plenty to offer and room to make it your own!

Step inside and you'll find a welcoming entrance hall leading to a spacious front lounge, complete with a charming bay window and feature fireplace. Double doors open into the extended dining and family room, creating a brilliant space for entertaining, family time or simply putting your feet up. French doors lead straight out to the garden, bringing the outside in.

The fitted kitchen comes well equipped with a range of units and integrated appliances, with further potential to extend (subject to planning permission). There's also a handy rear lobby, useful storage, a ground floor wet room and a versatile additional room that's ideal as a home office, snug or extra sitting area.

Upstairs, you'll discover four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. The second bedroom benefits from fitted wardrobes and bedroom furniture, while the remaining rooms offer plenty of flexibility for children, guests or working from home. A family bathroom completes the first floor.

Outside, the private and mature rear garden is a real treat, offering lawned space, established borders, shrubs and several paved seating areas – perfect for summer barbecues, entertaining friends or enjoying a peaceful morning coffee.

The property is ideally located within the catchment area of highly regarded schools and just a five-minute walk from Sutton Park. Sporting facilities include a nearby tennis club and two golf clubs within a five-minute drive. Mere Green’s Mulberry Walk offers a range of amenities, including a community centre, medical and dental practices, opticians and hairdressers.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

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Hall

Living Room 5.49m (18') x 3.66m (12')

Dining/Family Room 7.01m (23') x 2.74m (9')

Kitchen 3.53m (11'7") x 3.04m (10')

Office 3.63m (11'11") x 2.59m (8'6")

Wet Room 1.47m (4'10") x 1.32m (4'4")

Garage 5.46m (17'11") x 2.59m (8'6")

Landing

Bedroom 1 3.35m (11') x 3.05m (10')

En-suite 2.31m (7'7") x 1.80m (5'11")

Bedroom 2 3.18m (10'5") x 3.05m (10')

Bedroom 3 3.26m (10'8") x 2.74m (9')

Bedroom 4 2.74m (9') x 2.49m (8'2") max

Bathroom 2.44m (8') x 2.18m (7'2") max







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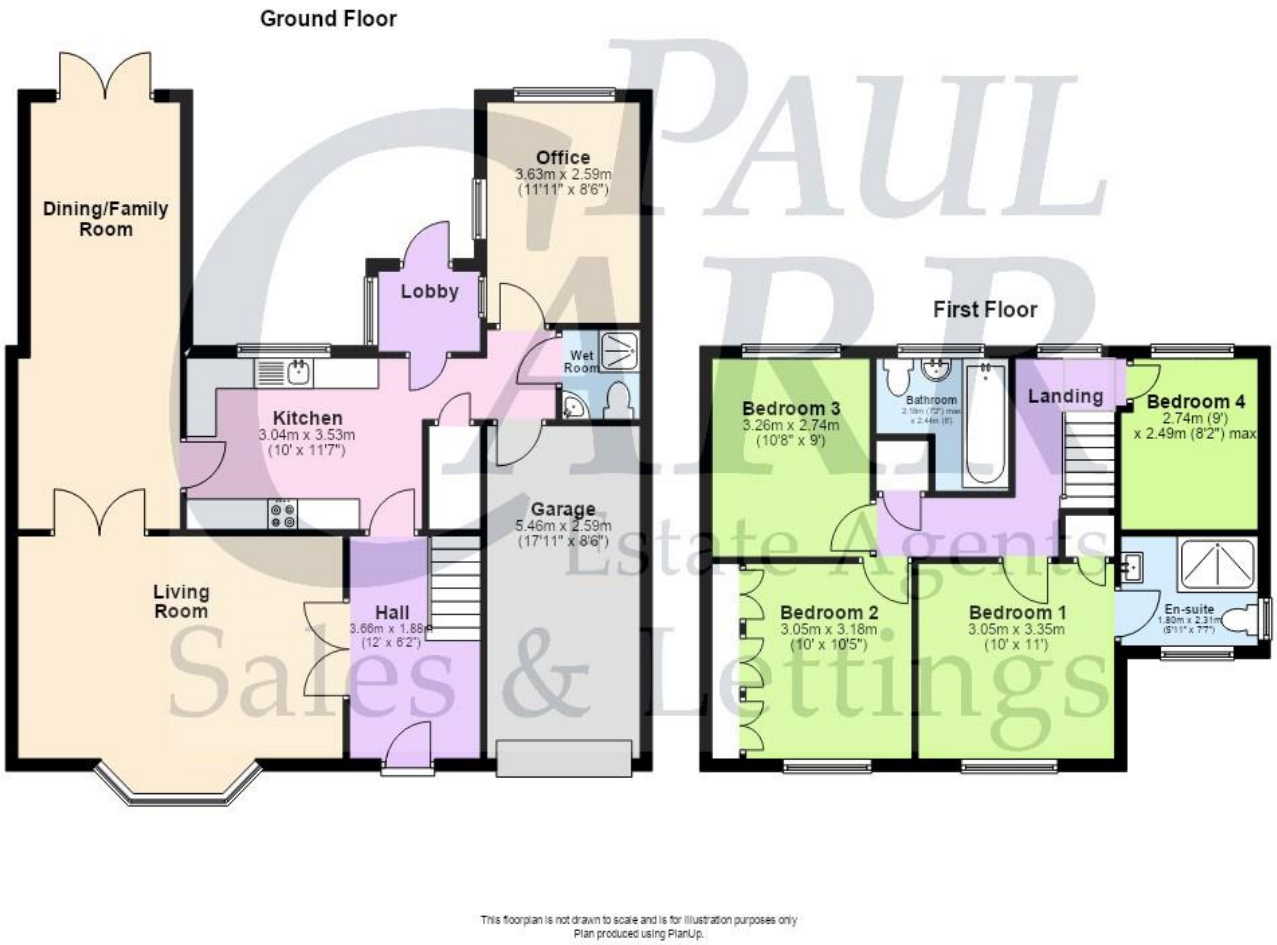

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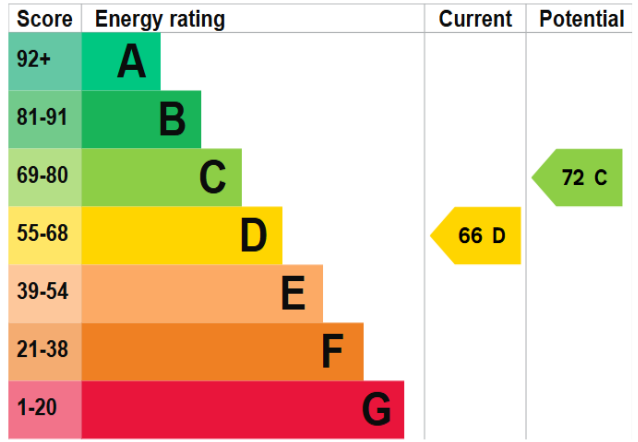

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# Floor Plan

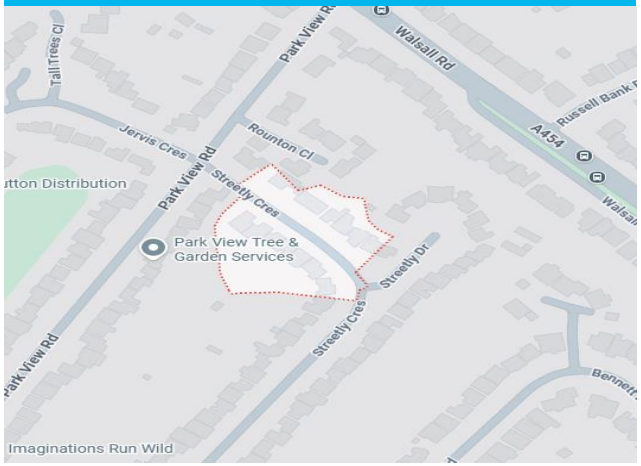
*This floor plan is not drawn to scale and is for illustration purposes only*




## Energy Performance Rating




## Map Location




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## *Agent's Note:*

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