

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

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

Current: 76 | C  
Potential: 57 | D

Four Oaks | 0121 323 3323



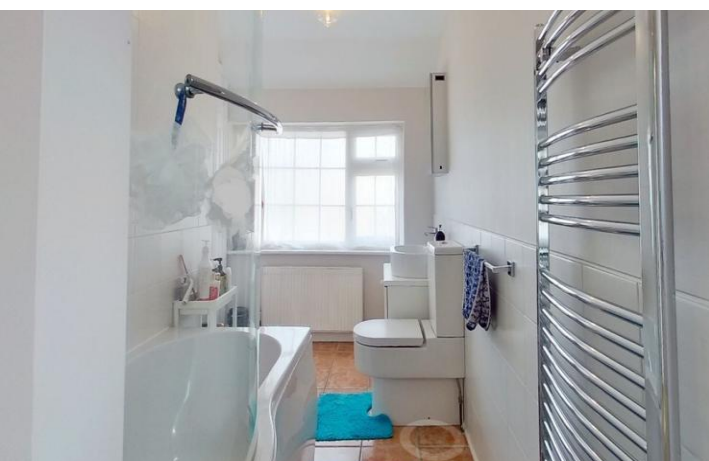
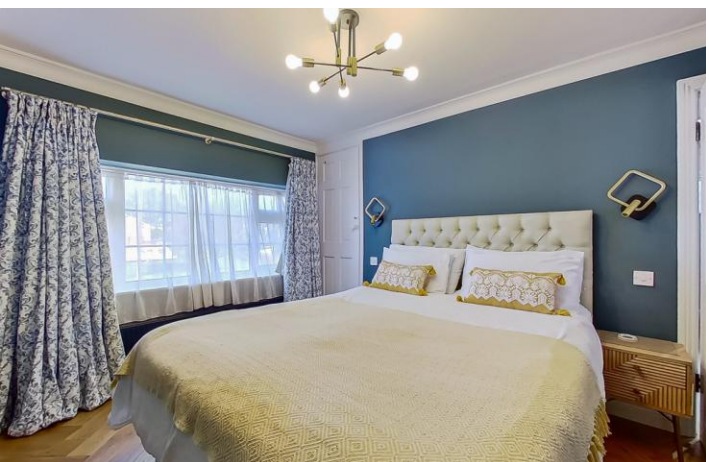
- Highly Sought After Quiet Cul De Sac Location
- Beautifully Presented Throughout
- Thoughtfully Extended Home Over 3 Floors
- Hallway With WC
- Spacious Lounge & Dining Area
- Large South Facing Rear Garden



Bridlewood, Streetly, Sutton Coldfield, B74 3HE

Asking price of £475,000





## Property Description

Green and Company are delighted to offer to the market this thoughtfully presented and thoughtfully extended 4 bedroom 3 storey family home situated within a highly sought after quiet cul de sac in Streety. 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 Sutton Coldfield town centre and beyond. Situated at the end of the cul de sac this spacious home has stylish interiors throughout and is entered via a large hallway with guest WC, double doors lead in to a formal lounge with dining room off, a fitted kitchen and utility room, on the first floor there are 2 double bedrooms the master has a luxury en suite shower room, a family bathroom, and on the top floor there are 2 further double bedrooms and a guest WC, to complete the home there is a large south facing rear garden which lets the property enjoy lots of natural light and having huge appeal to the family buyer.

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

In brief the accommodation comprises:

**ENTRANCE HALLWAY** A lovely entrance hallway with a window to the front, a staircase rising to the first floor, coving, oak flooring, radiator, double doors leading to the formal lounge and a door to the guest WC.

**GUEST WC** Refitted to include a stylish white suite with half panelled walls, low level WC, designer circular wash hand basin on a raised plinth, window to the front and radiator.

**FORMAL LOUNGE** 17' 10" x 11' 10" (5.44m x 3.61m) A great sized formal lounge with a feature fireplace as the focal point, coving, oak flooring, spot lights, sliding patio doors to the rear garden and a decorative archway to the dining area.

**DINING AREA** 9' 9" x 10' 11" (2.97m x 3.33m) Having dual aspect windows to the front and rear, coving, oak flooring and radiator.

**FITTED KITCHEN** 11' 11" x 7' 11" (3.63m x 2.41m) To include a matching range of wall and base mounted units with tiled splash backs and complementing work surfaces over, built in oven and gas hob with extractor fan over, space for a dishwasher, sink and drainer unit, tiled flooring, a window to the rear and a door to the utility room.

**UTILITY ROOM** 9' 2" x 7' 7" (2.79m x 2.31m) Including a further range of wall and base mounted units, plumbing and space for a fridge freezer and washing machine, window and door to the side.

From the hallway a staircase rises to the first floor landing with doors to:

**BEDROOM ONE** 11' 4" x 11' 2" (3.45m x 3.4m) A large master bedroom with built in wardrobes, coving, radiator, parquet flooring, radiator and a door to the

luxury en suite shower room.

**EN SUITE SHOWER ROOM** Refitted to now include a double width walk in shower cubicle with multi head attachment and full height glass partition, suspended wash hand basin with vanity storage beneath, integrated WC, heated towel rail, fully tiled walls and flooring.

**BEDROOM TWO** 12' 11" x 8' 9" (3.94m x 2.67m) A further great sized bedroom with over stairs storage, parquet flooring, a window to the front and radiator.

**FAMILY BATHROOM** To include a P shaped bath with shower over, wash hand basin with vanity storage beneath, low level WC, radiator, 2 storage cupboards, windows to side and rear and tiled flooring.

A further staircase rises to the top floor landing with doors to:

**BEDROOM THREE** 12' 4" x 7' 11" (3.76m x 2.41m) Having a rear facing window, parquet flooring, eaves storage and radiator.

**BEDROOM FOUR** 10' 4" x 8' 6" (3.15m x 2.59m) Having a window to the rear, concealed eaves storage area, parquet flooring and radiator.

**GUEST WC** Includes a matching suite with half panelled walls, low level WC, wash hand basin and heated towel rail.

**OUTSIDE** To the rear of the home there is a great sized south facing private rear garden which is surrounded by mature trees and shrubs to the boundaries offering maximum privacy, a side courtyard style garden, a raised decked area for entertaining and being ideal for the family buyer.

**AGENTS NOTE** The garage has been used to create the utility room but still offers bicycle storage to the front.

Council Tax Band E - Walsall Council

**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.