



**PAUL
CARR**
Estate Agents
Sales & Lettings

Streater Road, Four Oaks,
Sutton Coldfield, B75 6RB

Offers Over £450,000

Set behind the road, this much-loved family home that has been happily lived in for the last 30 years is now offered to the market as they relocate. This well-presented semi-detached home offers spacious and versatile living, ideal for families or professionals.

The ground floor features a through living/dining room, perfect for entertaining or relaxing. A modern kitchen comes complete with a pantry, and there's an extended utility area for added convenience. The home also enjoys a home office to the front elevation, ideal for home working. A garage and WC complete the ground floor accommodation.

Upstairs you'll find three generously sized double bedrooms all with fitted wardrobes, and a contemporary bathroom equipped with both a bathtub and separate shower.

Outside, enjoy a well-maintained rear garden—a peaceful retreat enjoying a high degree of privacy. The property also benefits from a garage, offering additional storage or parking. To the fore the driveway offers ample off road parking.

Streather Road is ideally located close to highly sought after local schools and it takes just a short walk to local amenities within the desirable Mere Green. There is a selection of bistros, cafes, restaurants, boutiques along with national chain supermarkets.

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

or via Fouroaks@paulcarrestateagents.co.uk



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Porch

Hall

Living Room 3.63m (11'11") x 3.33m (10'11")

Dining Room 3.53m (11'7") x 3.33m (10'11")

Kitchen 3.73m (12'3") x 2.29m (7'6")

Utility 2.62m (8'7") x 2.29m (7'6")

Office 2.82m (9'3") x 2.39m (7'10")

WC

Garage

Landing

Bedroom 1 3.99m (13'1") x 3.66m (12')

Bedroom 2 3.66m (12') x 3.20m (10'6")

Bedroom 3 3.48m (11'5") x 3.00m (9'10")

Bathroom 2.57m (8'5") x 2.18m (7'2")





Floor Plan

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

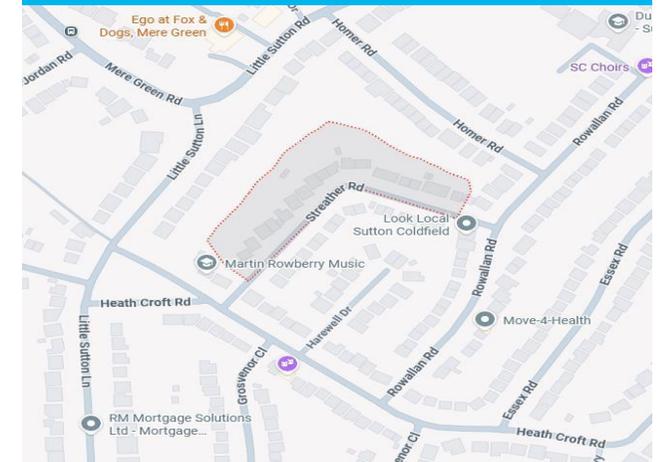


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: