



67 Wood Lane, Streetly, Sutton Coldfield, West Midlands, B74 3LS

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

We are delighted to be able to offer this high specification, individually designed and superbly appointed new build family home. A fantastic suite of rooms with garage offers approximately 288m² or 3100sf of luxurious accommodation which is all beautifully presented throughout with a meticulous eye for detail.

This beautifully constructed and highly individual, five bedroom home offers the discerning purchaser an opportunity to purchase a truly unique and contemporary family home situated within this exceptionally desirable and exclusive location. Affording a wealth of luxury and refinement throughout, internal inspection is essential and highly recommended in order to appreciate the thoughtfully planned modern design which is both light and airy.

Enjoying underfloor heating and integral vacuum systems throughout both floors, the heart of this home is the stunning full width Open Plan Kitchen/Diner/Family room enjoying extensive Bi-fold doors and windows have integral blinds and stylish natural stone worktops, integrated appliances and disguised cupboards leading to the laundry room and pantry. The family room which is partly separated by a double sided fireplace - a fabulous designer feature, making it a great way to break up space while sustaining visual and light flow between two areas making it a great room for socialising and entertaining guests. A further snug to the front elevation is a light and airy room. A cinema room providing a great experience of media in the best quality possible in your own home. Completing the ground floor is a modern bathroom and large integral double garage.

A galleried landing boasting a feature staircase with glass balustrades perfectly complemented by oak, adding a touch of modern sophistication, provides access to five bedrooms all benefitting from large windows allowing in a wealth of natural light and two enjoy modern ensuite bathrooms. Bedroom one further enjoys a spacious dressing room, and a stylish bathroom services the rest of the bedrooms. A large loft space insulated and boarded with drop downstairs provides ample of storage.

Outside, to fore, the property is set behind electric gates whilst to the rear the garden enjoys Astro turf with a raised patio consisting of porcelain slabs complemented by a glass balustrade. Composite fencing installed to perimeter of main garden, with gate into lower garden which steps down accordingly. Within the original Deeds of the property/land, it is recorded that the occupier of this property will now and forever more obtain the right to pass which offers access down the side of the property leading to the garden.



Entrance Hall

Snug 10' 7" x 10' 8" (3.22m x 3.25m)

Office 7' 1" x 9' 3" (2.16m x 2.82m)

Family Room 10' 3" x 14' 10" (3.12m x 4.52m)

Kitchen/Diner 14' 5" x 22' 9" (4.39m x 6.93m)

Laundry Room 7' 6" x 4' 0" (2.28m x 1.22m)

Pantry 7' 6" x 6' 10" (2.28m x 2.08m)

Bathroom 7' 5" x 4' 9" (2.26m x 1.45m)

Cinema Room 12' 4" x 9' 7" (3.76m x 2.92m)

Garage 17' 9" x 20' 2" (5.41m x 6.14m)

Bedroom One 14' 6" x 16' 8" (4.42m x 5.08m)

Dressing Room 9' 10" x 9' 11" (2.99m x 3.02m)

Ensuite 12' 5" x 6' 6" (3.78m x 1.98m)

Bedroom Two 10' 10" x 10' 7" (3.30m x 3.22m)

Ensuite 7' 2" x 3' 4" (2.18m x 1.02m)

Bedroom Three 11' 11" x 9' 9" (3.63m x 2.97m)

Bedroom Four 9' 6" x 10' 1" (2.89m x 3.07m)

Bedroom Five 7' 6" x 10' 0" (2.28m x 3.05m)

Bathroom 10' 5" x 5' 3" (3.17m x 1.60m)





FLOORPLAN

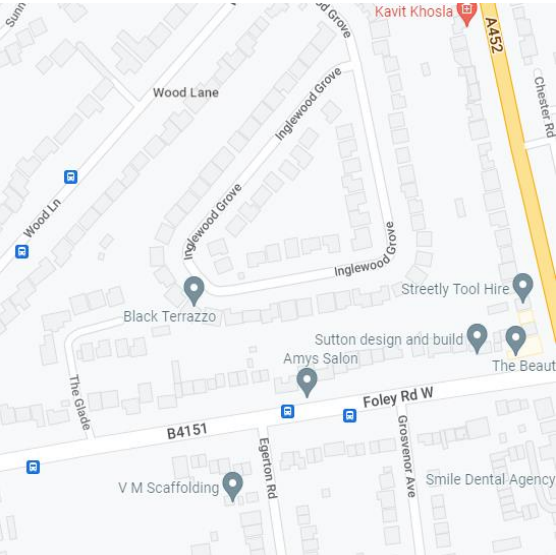
Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

NEW INSTRUCTION
AWAITING
EPC

Map Location





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.





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