

AMBERLEY COTTAGE 26 STREETLY LANE
SUTTON COLDFIELD
B74 4TU


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Situated in this highly sought-after part of Four Oaks, directly opposite Sutton Park, this attractive, detached five double bedroom family home, on a plot size of just under 0.3 acres, is filled with character and offers abundant space, ideal for families. The beautifully landscaped gardens enhance its allure, designed for outdoor living, while the added feature of a sizeable garden room provides versatile extra space for its occupants.

ACCOMMODATION

Ground Floor:

Porch
Entrance hallway
Guest cloakroom
Sitting room
Office
Drawing room
Kitchen/dining/family room
Utility room

First Floor:

Landing
Principal bedroom with ensuite
Bedroom 2 with ensuite
Three further double bedrooms
Family bathroom

Garden and Grounds:

Gated block paved driveway
Electric vehicle charging point
Garage
Laid to lawn rear garden with two patio areas
Garden room
Covered barbeque/seating area
Shed

Approximate Gross Internal Floor Area: 3199 Sq Ft (298 Sq M)

EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

The property is located in a beautiful part of Four Oaks, with views directly over Sutton Park, one of Europe's largest urban parks, which offers great scope for walking, golf and a variety of other outdoor pursuits. Occupants have convenient access to the park with a gate just to the right as you leave the property.

There are excellent schools in the area, including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, Highclare School and the ever-popular Arthur Terry school. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

There is a selection of pubs, shops and restaurants within easy walking distance including the Four Oaks pub and local Sainsbury and Tesco shops, with further shops, bars and restaurants nearby in Streetly Village and Mere Green. The Royal Town of Sutton Coldfield provides even more choice for shops and restaurants.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International Airport. Four Oaks railway station is just 1 mile away, providing easy access into Birmingham or Lichfield.

Description of Property

Upon entering the property through solid wooden double doors into an enclosed porch, you step into a hallway that exudes a crisp charm, with neutral walls, oak flooring, and wooden fixtures. The hallway connects to the reception rooms and the first-floor landing, while also leading to the guest cloakroom, housing a WC and sink.

To your right upon entering, you'll find the sitting room, a bright space bathed in natural light from the front bay window, with views over Sutton Park. It features a log burner, perfect for cosy evenings.

Next to the sitting room lies the good-sized office, which can serve as an extra sitting room or a playroom, depending on the occupants' needs. This room offers ample space and currently accommodates three desks, making it suitable for remote work.

On the left side of the entrance, you'll discover the formal drawing room. This room continues the house's neutral palette, creating an airy and fresh ambience. The central focus is another log-burning fireplace with a brick surround. Sunlight streams in through the front window, again overlooking Sutton Park, and French doors leading to the kitchen / dining / family room.

The kitchen / dining / family room acts as the heart of the house, providing a spacious area for entertaining. Wooden cabinets and granite countertops coordinate with the granite tiled flooring. Abundant cabinet space is available in the kitchen, featuring an island with two double basins and a peninsula for breakfast. The kitchen is equipped with two 'NEFF' ovens, a gas hob with an overhead extractor, and further space for a dining table or seating area beside the 'French' doors. These doors open out to the rear patio, seamlessly connecting indoor and outdoor living.

Adjacent to the kitchen, there's an extensive utility room, a practical space for residents. It offers ample cabinetry and a Belfast sink for convenience, along with provisions for a washing machine and tumble dryer. This room provides additional access to the rear of the property and the garage.

In the rear garden, there is a large garden room, together with wired internet, electricity, and SKY TV, which is currently used as a games room. It could equally be used as a gym or office a great opportunity for maximum productivity from home working.

Ascending to the first floor, you'll reach a spacious landing area that grants access to five good-sized bedrooms and the family bathroom.

The principal bedroom is a generously sized space overlooking the rear of the property. It offers ample room for the occupants and is equipped with Hammonds built-in wardrobes for convenient storage. An ensuite shower room accompanies this bedroom, complete with a WC, sink, and a walk-in shower cubicle.

Similar in size to the principal bedroom, the second bedroom presents views of the rear garden

and boasts an added feature: patio doors that present a Juliet balcony. This room also houses a range of fitted furniture and an ensuite shower room with a WC, sink, and walk-in shower cubicle.

Bedrooms three and four are likewise spacious, featuring fitted Hammonds wardrobes, with the fourth bedroom boasting an additional fitted desk. Three of the bedrooms overlook the front garden and Sutton Park. Bedroom 3 has the added benefit of being dual aspect.

The family bathroom is a well-lit and airy space, offering ample room. Tiled flooring and walls contribute to its stylish appearance. This bathroom includes a generously sized soaker tub, a WC, a sink, a walk-in shower and a large airing cupboard.

Garden and Grounds

The gardens on this plot of just under 0.3 acres are a real feature and have been beautifully designed for outdoor living. As you approach the property, you'll be greeted by electric gates that open up to a large black paved driveway, offering ample space to park several cars. There is an electric vehicle charging point and access to a garage.

You will step out from the rear of the property on to a large slate patio area that's perfect for enjoying meals and drinks outdoors with family and friends. There is also a very useful undercover barbeque and seating area, with heating and lighting. The rear garden enjoys a large well-kept lawn, surrounded by mature trees and hedges, ensuring privacy. Walking towards the rear of the garden you will find another porcelain paved patio and seating area, perfect for enjoying the evening sun. Step up from the patio into a versatile garden room / games room, together with a wired internet connection and electricity. This room could equally be used as a home gym or office.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, slight left onto Streetly Lane/B4151 and the property will be in your right.

Distances

Four Oaks railway station – 1.0 mile

Sutton Coldfield - 2.7 miles

Birmingham - 10.4 miles

Lichfield - 8.4 miles

Birmingham International/NEC - 17.8 miles

M6 - 5.7 miles

M6 Toll - 11.7 miles

M42 - 12.0 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: G

Broadband average area speed: 65 Mbps

Viewings:

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Services

We understand that mains water, gas and electricity are connected.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: August 2023

Particulars prepared: August 2023





Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

Streetly Lane, Sutton Coldfield
Approximate Gross Internal Area
Main House = 2646 Sq Ft/246 Sq M
Garage = 147 Sq Ft/14 Sq M
Outbuildings = 406 Sq Ft/38 Sq M
Total = 3199 Sq Ft/298 Sq M



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