



411 Lichfield Road,

£825,000

BLACK & GOLDS
ESTATE AGENTS

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411 Lichfield Road,

Fantastic opportunity to acquire this charming 5 bedroom, spacious house with 3 receptions, family bathroom, 2 shower rooms, large extended kitchen/diner and garden room in Four Oaks, Sutton Coldfield. Complete with traditional features, beautiful mature garden and ample parking, this well presented home offers spacious living for a growing family

Excellent location, near to all amenities of the extremely popular Mere Green with its eateries, shops, library and transport links. The area has outstanding primary, secondary and independant schools including Arthur Terry School, Bishop Vesey Boys School, Four Oaks Primary, Mere Green Primary and Sutton Coldfield Grammar School for Girls,

Close by is Sutton Park a 2,400 acre National Nature Reserve with open heathland, woodlands, seven lakes, wetlands, and marshes - cattle and wild ponies graze on the land. Making it ideal for nature lovers.

Early viewing highly recommended.





Frontage

Spacious frontage with parking for several cars.

Hallway

A stylish, welcoming entrance to the home with wood type flooring and plenty of light from the landing window.

Dining Room

4.37m x 3.61m (14'4" x 11'10")

A beautiful room to dine in with traditional features of bay window, fireplace, coving and ceiling room .





Lounge

5.65m x 3.61m (18'6" x 11'10")

A large room to relax in with large bay window overlooking the garden and from which there is a door for access to the outside decked area. Features include a fireplace with decorative surround, coving and ceiling rose. Decorated in neutral tones with fitted carpet.

Family Room

9.16m x 2.32m (30'0" x 7'7")

A beautiful, light, family room leading off the kitchen with ample space for a dining table and lounge area. The room has several windows and overlooks the mature gardens of the property to which there is access. Decorated in a modern style with fabulous flooring.

Kitchen

6.07m x 3.64m (19'10" x 11'11")

With fitted wall & base units, gas hob, extractor, ovens & breakfast bar.



Utility Room

2.28m x 2.14m (7'5" x 7'0")

A great storage room located off the kitchen with shelving, wall and base units.

Garden Room

4.64m x 2.44m (15'2" x 8'0")

A great addition to the home, with bar, log burner and lounge area overlooking the garden. Ideal to relax and entertain in.

Downstairs cloakroom

Located off the hallway with w.c. and basin.



Garage/storage room

2.24m x 2.14m (7'4" x 7'0")

Conveniently located off the utility room, currently used as a store room.

Garden

This beautiful, mature garden has a lawn area, planted borders, conifers and trees plus several patio areas.

Master Bedroom

4.36m x 3.07m (14'3" x 10'0")

Large double room with feature bay window and window seat. Complete with fitted wardrobes, flooring and decorated in white and grey, leading to the enuite..





Ensuite

2.24m x 0.92m (7'4" x 3'0")

Shower room with tiled cubicle, basin and w.c. Benefitting from side window to allow light and ventilation.

Bedroom

3.94m x 3.61m (12'11" x 11'10")

A double room with feature wall, Located to the rear of the property with views over the garden.

Bedroom

3.14m x 3.02m (10'3" x 9'10")

Double bedroom at the rear of the property with fitted wardrobes and feature wall.



Bedroom

3.26m x 2.14m (10'8" x 7'0")

A charming room decorated in white overlooking the garden.

Bedroom/Study

2.44m x 2.14m (8'0" x 7'0")

Located at the front of the house with views over the frontage, Currently used as a study/nursery.

Bathroom

2.44m x 1.82m (8'0" x 5'11")

Modern family bathroom with contemporary bath, basin and w.c. Beautifully finished with panelling, and has a window.



Shower Room

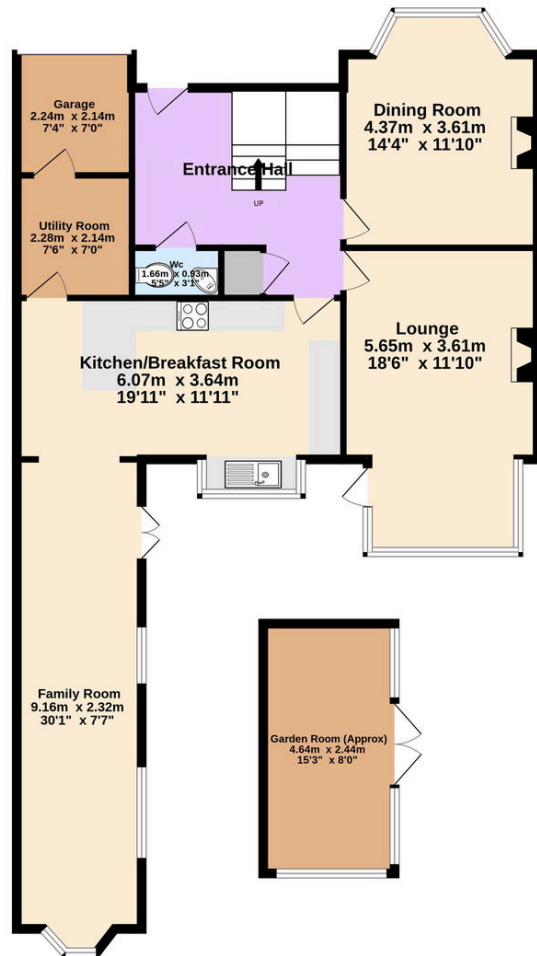
2.34m x 0.9m (7'8" x 2'11")

With shower cubicle, basin and w.c. Has a side window for ventilation and light.

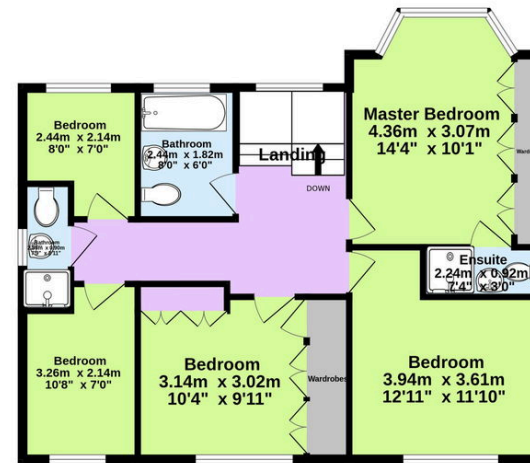
Landing

Light and airy landing area leading to all the rooms on the upper floor.

Ground floor



1st floor



All measurements are approximate & for display purposes only.
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