



Hillside Road

Four Oaks, Sutton Coldfield, B74 4DQ



Sutton Coldfield  
Fine Residential



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A SPACIOUSLY ARRANGED WELL PRESENTED EXTENDED TRADITIONAL SEMI DETACHED RESIDENCE OCCUPYING A VERY SOUGHT AFTER LOCATION IN THIS ESTABLISHED RESIDENTIAL AREA WITHIN WALKING DISTANCE OF MERE GREEN.

This spacious family residence occupies an attractive setting in this popular very sought after residential location approached from Butlers Lane. All amenities are within walking distance and include the comprehensive facilities at Mere Green, schools for all age groups including Arthur Terry and regular public transport including cross city rail services from Butlers Lane Station.

Attractive in appearance with traditional rendered elevations, the property stands back from the road behind a mature foregarden with drive approach.

The spaciously arranged well presented family accommodation with gas central heating and double glazing briefly includes:

Reception Hall with radiator cabinet, laminate flooring and understairs cupboard.

Guest Cloakroom with WC and hand wash basin.







## On the Ground Floor

Lounge. Feature fireplace with gas coal effect fire, coved ceiling and wide bay window overlooking the gardens at front.

Dining Room. Feature marble fireplace with gas coal effect fire and timber surround. Coved ceiling and arched bay window with central French doors to the rear gardens.

Kitchen with range of painted style units and integrated appliances. Inset single drainer sink, floor cupboards and drawers, wall units, inset 4 ring hob with oven below and extractor hood above. Built in dishwasher, ceramic wall and floor tiling, windows overlooking the rear gardens, Velux window and chrome ladder radiator.



## Outside

Covered Side Utility with plumbing for washing machine and doors to garden and garage.

Large Garage with Vaillant combi gas boiler, up and over door and additional pedestrian door to the front.

Good Sized Rear Gardens with paved patio, lawns, pathway and rear sun terrace. Variety of evergreen trees and shrubs.









## On the First Floor

Landing with hatch to loft.

Bedroom One with range of fitted wardrobes, coved ceiling and bay window overlooking the rear gardens.

Bedroom Two with bay window to front.

Bedroom Three with oriel bay window to front.

Bathroom with bath, quadrant shower enclosure, vanity unit with inset wash basin, cupboard below and illuminated mirror above. Ceramic wall and floor tiling and chrome ladder radiator.

Separate WC with ceramic wall and floor tiling.



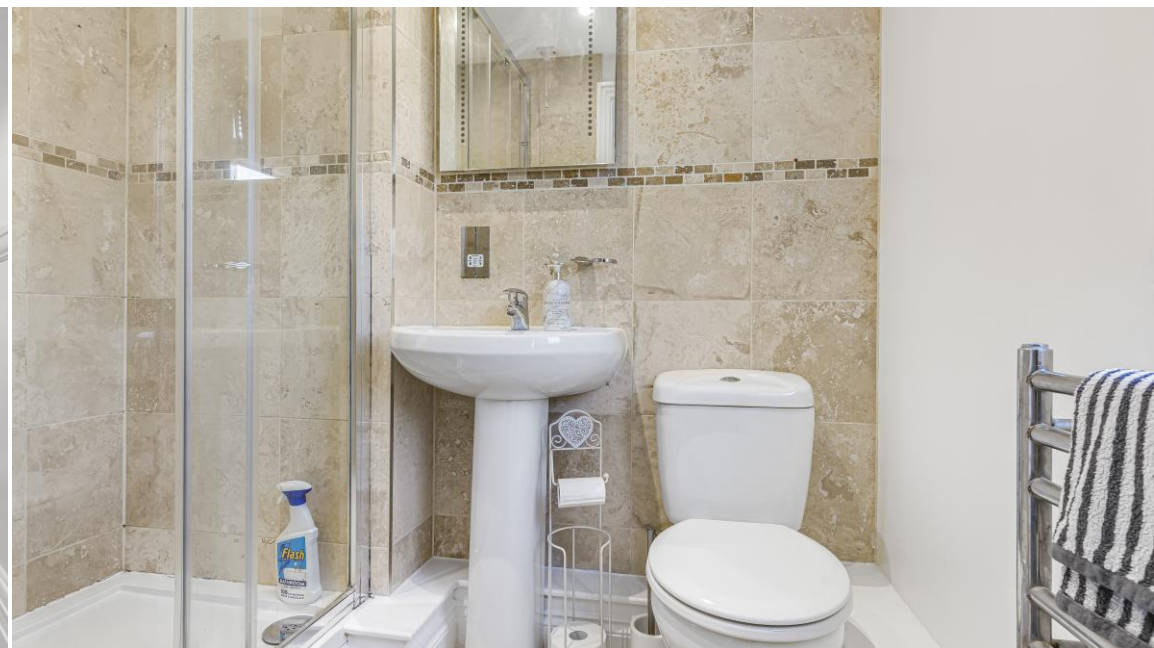
## On the Second Floor

Bedroom Four with access to roof storage, dormer window overlooking the rear gardens and Velux window.

En Suite Shower Room with wide shower enclosure, wash basin with illuminated mirror above and WC. Ceramic wall and floor tiling and chrome ladder radiator.

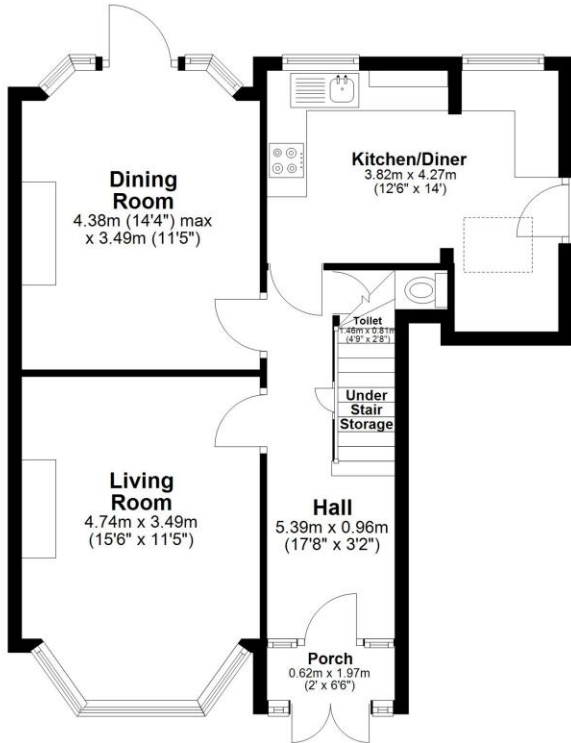






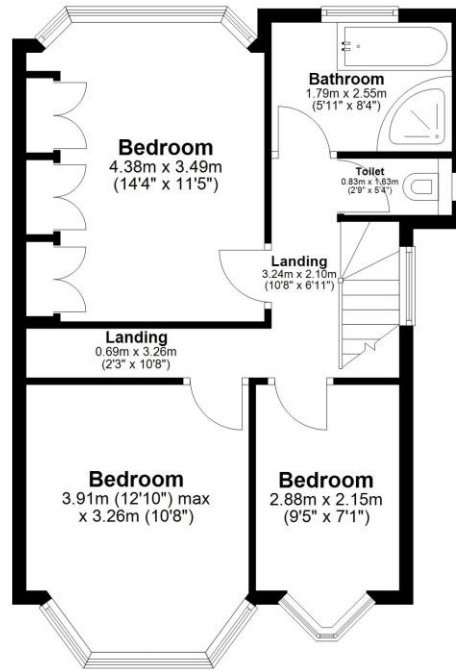
### Ground Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



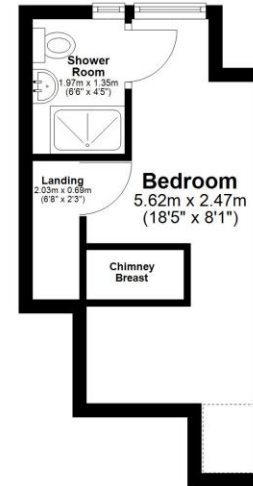
### First Floor

Approx. 48.7 sq. metres (524.7 sq. feet)



### Second Floor

Approx. 17.3 sq. metres (186.2 sq. feet)



Total area: approx. 123.2 sq. metres (1326.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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