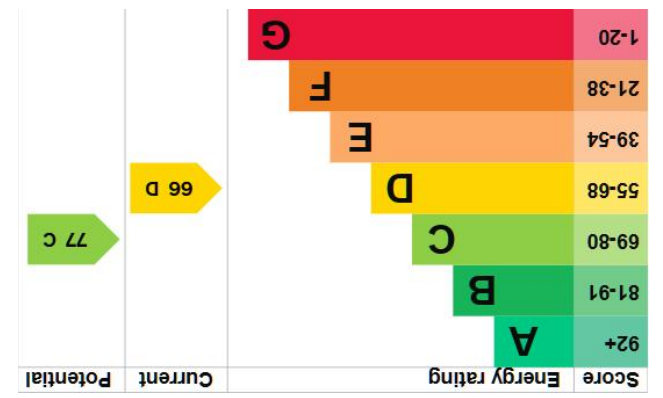


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- Beautiful 4 Double Bedroom Family Home
- Highly Sought After Location
- Formal Extended Living Room & Separate Dining Room
- Kitchen Diner
- Utility & Guest WC

Lichfield Road, Four Oaks, Sutton Coldfield, B74 4DJ

Offers In Region Of £735,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

We are delighted to present this immaculate four bedroom detached property for sale, located in a desirable area of Four Oaks. This charming home boasts two spacious reception rooms, providing ample space for entertaining guests or enjoying peaceful evenings with the family.

The property features two modern bathrooms, ensuring convenience and comfort for all occupants. The layout of this home has been thoughtfully designed to offer both functionality and style, with the bedrooms providing a relaxing retreat at the end of a long day.

The interior of the property is blanketed in natural light, creating a warm and inviting atmosphere throughout. The neutral colour scheme offers a blank canvas for personal touches and interior design preferences.

Situated in a sought-after location, this property offers a perfect blend of tranquility and convenience. With easy access to local amenities, schools, and transport links, this home is ideal for families looking to settle in a peaceful yet well-connected neighbourhood.

Contact us today to arrange a viewing of this exceptional property and make your dream of owning a beautiful family home a reality.

In brief the accommodation comprises:

**HALLWAY** Having a staircase rising to the first floor, wood effect flooring, coving, radiator and doors to:

**GUEST WC** A white suite with a low level WC and wash hand basin.

**FORMAL DINING ROOM** 16' 9" x 11' 9" (5.11m x 3.58m) A perfect room for entertaining with a deep walk in bay to the front aspect and radiator.

**FORMAL LOUNGE** 20' 3" x 11' 1" (6.17m x 3.38m) A beautiful formal living which has been extended and has a media wall with full width floating fireplace as the focal point, display shelving with down lighting, radiator, coving and patio doors giving access to the private rear garden.

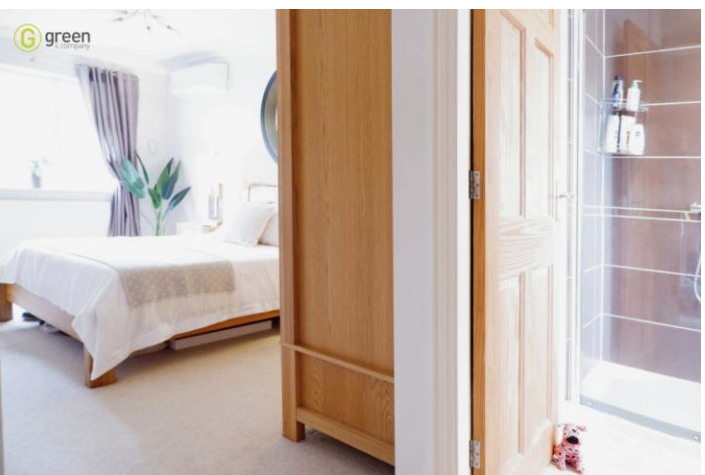
**FITTED KITCHEN** To include a stylish and comprehensive range of cream fronted wall and base mounted units with complementing wooden work surfaces over and incorporating one and a half bowl acrylic sink unit and drainer, space for range cooker with extractor over, integrated dish washer, wooden flooring space for a dining table and chairs for casual dining, a window to the rear and opening to:-

**UTILITY ROOM** A further range of matching units with plumbing and space for white goods, a door to the garage and a further door to the rear garden.

**LANDING** Having loft access which is boarded and insulated with ladder and light.

**MASTER BEDROOM** 19' 4" x 9' 11" (5.89m x 3.02m) Having UPVC double glazed window to the front, single panelled radiator, coving and door through to:

**EN-SUITE SHOWER ROOM** A lovely shower room with a double width walk in shower



cubicle with full height glass partition, a wash hand basin with vanity storage beneath, low level WC and window to the rear.

**BEDROOM TWO** 13' 10" x 10' 8" (4.22m x 3.25m) A further double bedroom with a walk in bay to the front aspect and radiator.

**BEDROOM THREE** 13' 11" x 12' 11" (4.24m x 3.94m) Having a window to the rear and radiator.

**BEDROOM FOUR** 8' 11" x 7' 7" (2.72m x 2.31m) Having a window to the rear and radiator.

**LUXURY FAMILY BATHROOM** 11' 5" x 6' (3.48m x 1.83m) Beautifully refitted to include a white suite with free standing bath with shower attachment and waterfall tap, a double width walk in shower cubicle with full height glass partition, suspended wash hand basin with vanity storage beneath, tiled flooring, two rear facing windows and heated towel rail.

**GARAGE** 15' 2" x 10' 2" (4.62m x 3.1m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**REAR GARDEN** Having decked area for alfresco dining with pergola, steps down to lawn area with further decked area for sunbathing, enclosed within a fenced perimeter with access to the side.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 61Mbps. Highest available upload speed 18Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Openreach

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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