



15 Sherifoot Lane

Four Oaks, Sutton Coldfield, B75 5DR



MARK BENTLEY
ESTATE AGENT



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A stunning, impressive & very spacious 7 bedroom 3 bathroom gated freehold detached home with a large reception hall, spacious lounge, snug/study, enormous kitchen with dining and family area's, garage and well presented & maintained gardens.

This superb house is one of three outstanding homes built by Midland Developers Arcadia Land Developments in 2021 who have a reputation for building high quality individual homes.

This super home is very conveniently located less than half a mile from comprehensive amenities at Mere Green including a good range of shops, doctors, dentists & opticians, banks, coffee shops, restaurants and bus services to Sutton Coldfield Town Centre.

It is also within walking distance of fields and countryside on Hillwood Common Road and Hillwood Road. Butlers Lane Train Station is also less than half a mile away, with services to Lichfield, Birmingham and beyond.

Ground Floor

Reception Hall

Approached via a composite solid front door and having coving, three wall light points, built-in under stairs storage cupboard, large built-in cloakroom, integrated Sonas ceiling mounted speakers, Kardean flooring with underfloor heating & solid oak staircase with glass balustrade to first floor and door to:

Guest Cloakroom

UPVC double glazed window to side, Villeroy and Boch wall mounted toilet with Grohe fittings and Lusso stone sink with integrated Sonas ceiling mounted speakers.





Family Lounge

6.74m x 4.24m (22' 1" x 13' 11") having UPVC double glazed bay window to front, built-in surround for wall mounted TV with all television points and feature chimney breast inset with a feature remote controlled fire and excellent range of bespoke fitted display shelving and cupboards. Integrated Cinema Surround Sound speakers.

Snug/Study

4.02m x 3.22m (13' 2" x 10' 7") having UPVC double glazed window to front, super range of bespoke fitted solid oak panelling including display shelving, drinks cabinet, wine rack and storage cupboards, integrated mood lighting and double doors leading to:



Large open plan kitchen with dining & family area

11.12m x 6.37m (36' 6" x 20' 11") white quartz work surfaces, central breakfast island, Neff hide & slide ovens, Neff warming drawer, microwave and dishwasher, integrated fridge and freezer, hand painted bespoke kitchen, Quooker taps, UPVC double glazed window to rear and aluminium double glazed bi-fold doors to rear, Integrated Sonas ceiling speakers with Feature Wall Artwork, Karndean flooring with underfloor heating and a feature remote controlled fire. Door to:

Utility Room

3.19m x 1.80m (10' 6" x 5' 11") having hand painted units with white quartz work surfaces and upstands, inset sink with chrome effect tap, UPVC double glazed door and window to rear and further door to garage.

Garage

6.03m x 3.30m (19' 9" x 10' 10") approached via an electric tilt entrance door and housing water cylinder and boiler.

First Floor

Landing

Ceiling spotlights, built-in storage cupboard, radiator and doors:

Principal Bedroom





4.21m x 4.12m (13' 10" x 13' 6") having UPVC double glazed window to rear, radiator and ceiling light point.

Door to:

Dressing Room

3.27m x 1.53m (10' 9" x 5' 0") having a range of fitted furniture including wardrobes, drawers and shoe racks.

En-Suite Bathroom

Underfloor heating, Lusso stone sink with Grohe tap and drawers under, Villeroy & Boch W.C, Porcelanosa tiling, two chrome effect heated towel rails and opening to his and hers showers with rain head showers, UPVC double glazed window to front and spot lights.

Bedroom 2

4.12m x 3.24m (13' 6" x 10' 8") having a UPVC double glazed window to rear, radiator and double fitted wardrobe with sliding door.

Bedroom 3

4.02m x 3.23m (13' 2" x 10' 7") having UPVC double glazed window to front, radiator, double fitted wardrobe with fitted bedroom furniture and ceiling light point.

Bedroom 4

4.21m x 3.59m (13' 10" x 11' 9") having UPVC double glazed window to front, radiator and ceiling light point.

Bedroom 5/Study

3.02m x 2.66m (9' 11" x 8' 9") having a UPVC double glazed window to rear, radiator and fitted wardrobes with sliding doors.

Family Bathroom

Spotlights, two wall light points, frosted UPVC double glazed window to front, tiled floor and tiled to wet areas, free-standing bath with Bristan fittings, walk-in shower, Villeroy & Boch W.C, wall mounted wash hand basin and chrome effect heated towel rail.

Second Floor

Landing

Velux window, large sky lantern allowing in lots of natural light, built-in storage cupboard and doors to:

Bedroom 6 4.72m x 2.94m (15' 6" x 9' 8") having two Velux windows, radiator, spotlights, fitted wardrobes and door to:

En-Suite Shower Room

Velux window, walk-in shower, Lusso stone sink with Grohe tap and drawers under, Villeroy & Boch WC, Porcelanosa tiling, heated towel rail and spotlights.

Bedroom 7

5.84m x 2.96m (19' 2" x 9' 9") having UPVC double glazed Velux window, radiator and spotlights and double fitted wardrobe.

Outside

The property is approached via a gated and gravelled driveway with parking space for multiple cars.

Rear Garden Large paved patio, large lawn with border shrubs and boundary fencing and walling, and external Sonas entertainment sound system.





GROUND FLOOR



1ST FLOOR



2ND FLOOR



7 BEDROOM 3 BATHROOM DETACHED HOUSE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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