



**Lichfield Road, Four Oaks - B74 4DJ**

Offers in Region of **£735,000**

 **MOORHOUSE**





## Lichfield Road

### Four Oaks, Sutton Coldfield

Situated within a highly desirable location and within strolling distance to the renowned The Arthur Terry School, this stunning four bedroom detached house offers an exceptional opportunity for a family seeking spacious and beautifully presented accommodation. Boasting a high quality finish throughout, the property offers a generous amount of living space and with it's excellent location would make a perfect family home.

#### THE PROPERTY:

Upon entering, one is greeted by an impressive reception hallway that sets the tone for the rest of the property. The ground floor features an extended living room, creating a spacious and inviting environment, complemented by french doors that lead seamlessly to the rear garden, allowing natural light to flood the space. A formal dining room provides an ideal setting for hosting gatherings, while the fitted breakfast kitchen, utility, and guest Wc ensure convenience and practicality for daily living.

Ascending to the first floor via a well-appointed landing, you find the principal bedroom boasts a luxury en-suite offering a peaceful retreat along with three further bedrooms, while the beautiful family bathroom caters to the needs of the household.



- Four bedrooms, luxury en-suite and family bathroom
- Highly desirable location within distance to the highly regarded The Arthur Terry School





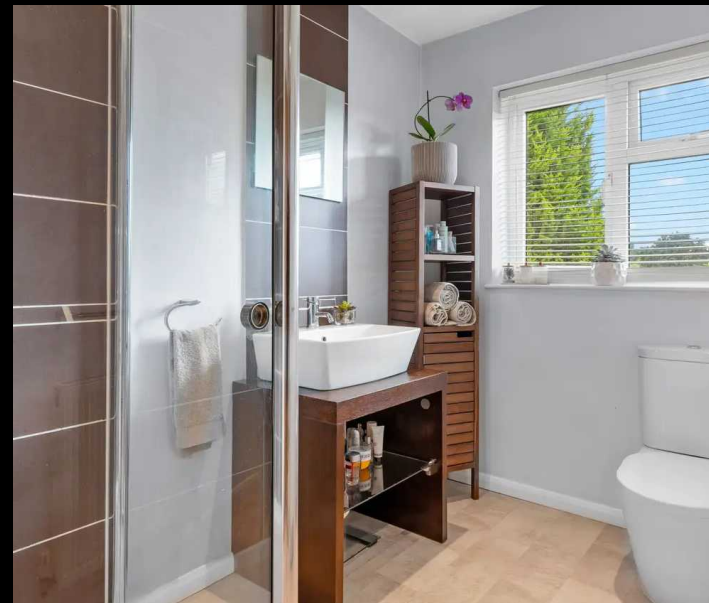
## Lichfield Road

### Four Oaks, Sutton Coldfield

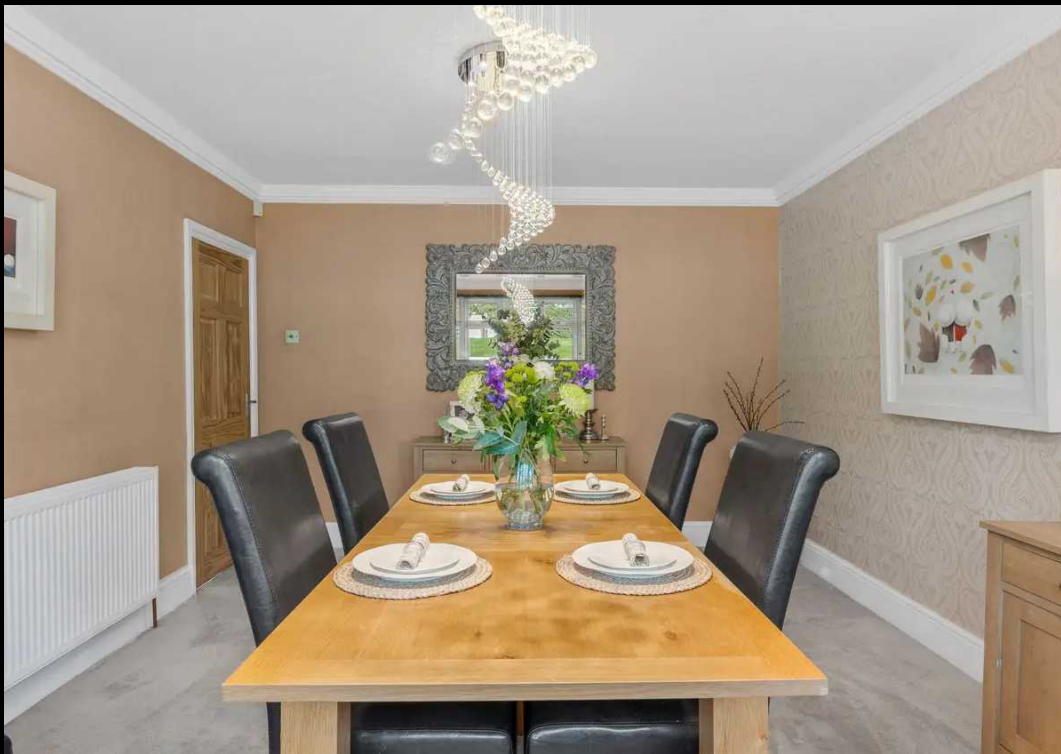
The property also benefits from a generous sized garage and block paved driveway, ensuring ample parking space for family and guests.

Stepping outside, the property captivates with its well-maintained and private south-facing garden, providing a tranquil sanctuary for relaxation and recreation. The outdoor space offers a harmonious extension of the indoor living areas, ideal for both quiet moments of solitude and lively entertainment. Whether enjoying a morning coffee al fresco or hosting a summer barbeque, the outdoor space caters to a variety of occasions.

In conclusion, this exceptional four bedroom detached house, located in a highly desirable location, offers the perfect balance of spacious living and attractive outdoor space. Immaculately presented, this home will most certainly impress even the most discerning buyer, this could be your perfect family home.











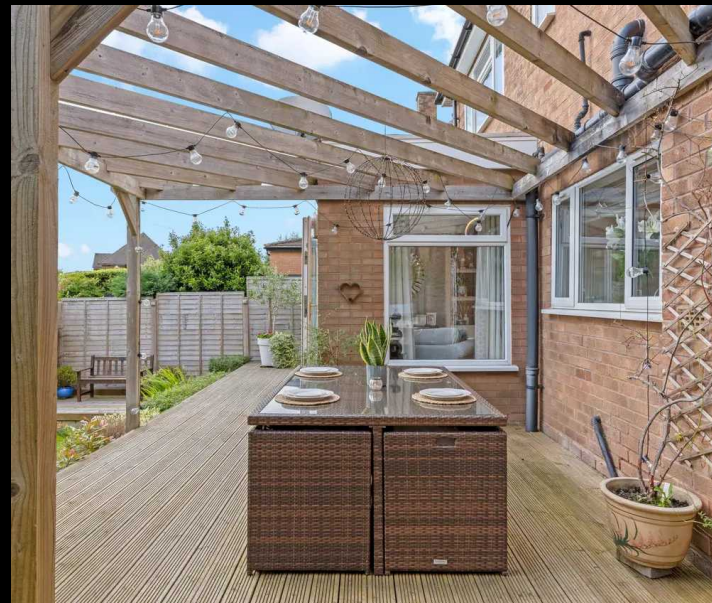
## FEATURES:

- Four bedrooms, luxury en-suite and family bathroom
- Highly desirable location within distance to the highly regarded The Arthur Terry School
- Extended living room
- Formal dining room
- Fitted breakfast kitchen, utility and guest Wc
- Garage and block paved driveway
- Beautifully presented throughout
- Well maintained and private south facing garden

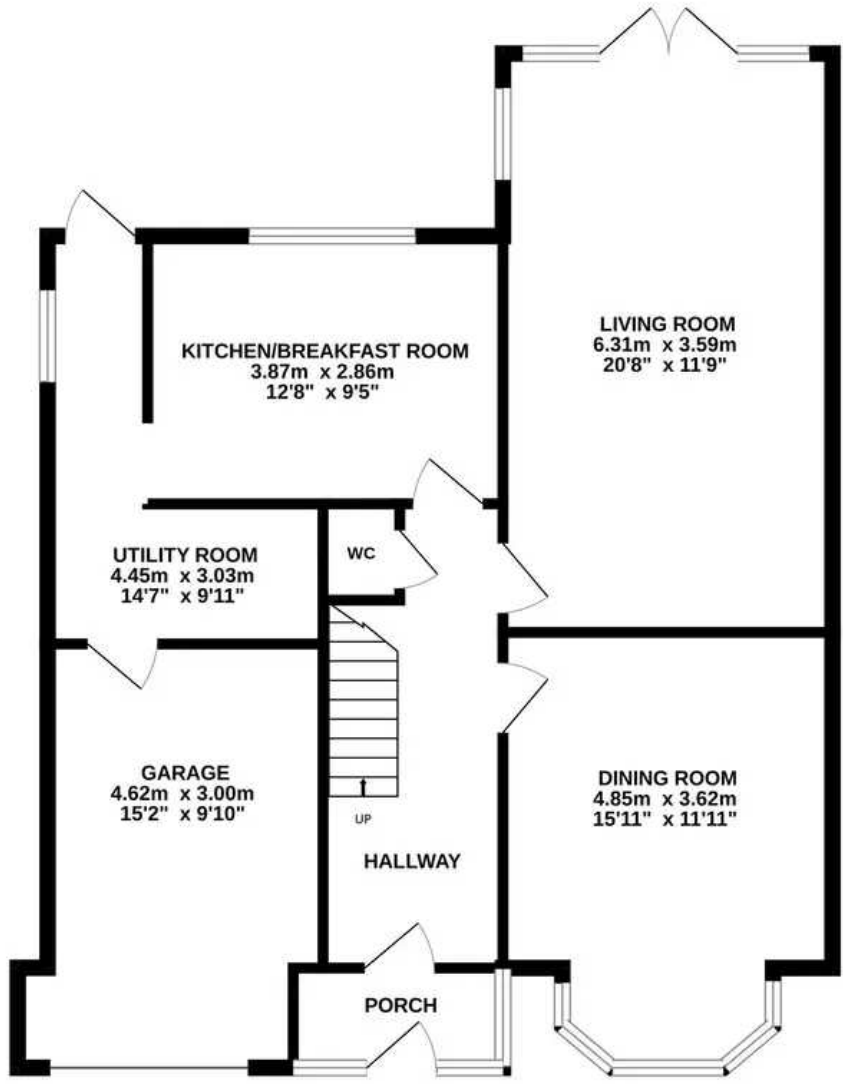
## INTERESTED?

[fouroaks@moorhouse-property.co.uk](mailto:fouroaks@moorhouse-property.co.uk)

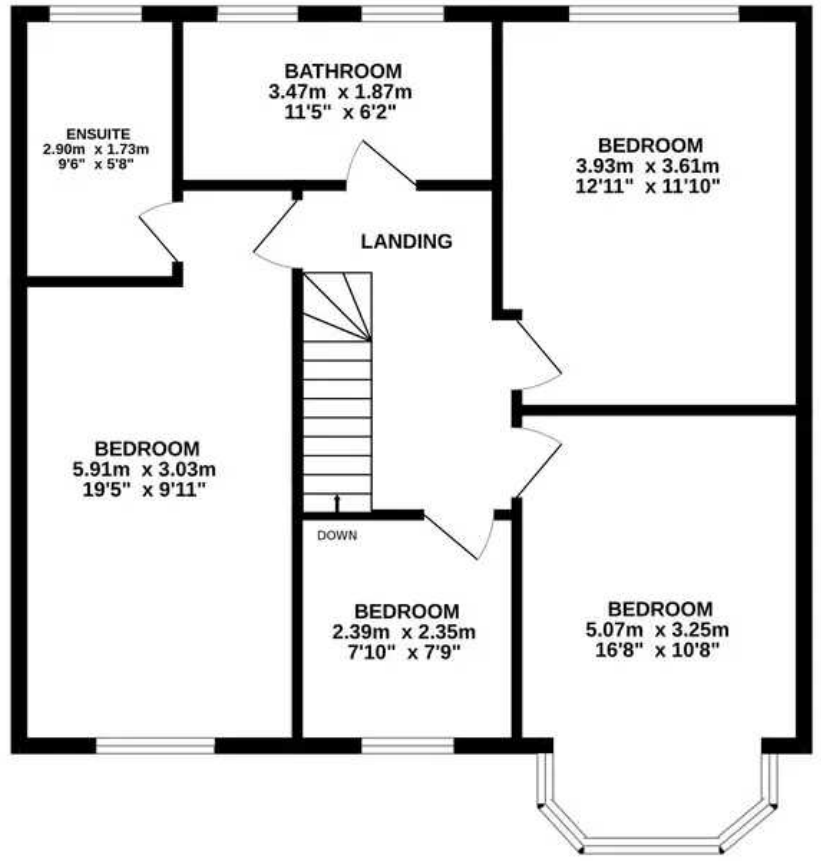
0121 308 3355



**GROUND FLOOR**  
83.3 sq.m. (897 sq.ft.) approx.



**1ST FLOOR**  
70.6 sq.m. (760 sq.ft.) approx.



**TOTAL FLOOR AREA : 153.9 sq.m. (1657 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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