



Ley Hill Road, Four Oaks - B75 6TF

£415,000





Ley Hill Road

Four Oaks, Sutton Coldfield

Situated in a highly sought-after location, this impressive three bedroom semi-detached house offers the perfect blend of convenience and comfort. Walking distance to the vibrant hub of Mere Green, residents will enjoy easy access to an array of amenities, including shops, restaurants, and entertainment options. With excellent schools in the vicinity and the convenience of Four Oaks train station just a stone's throw away, this property is ideal for families and commuters alike.

THE PROPERTY....

Stepping inside, the property boasts a spacious lounge/dining room that exudes a warm ambience, complemented by bi-folding doors that lead out to the meticulously maintained garden, flooding the space with natural light, perfect for socialising and entertaining guests. The fitted breakfast kitchen is a chef's delight, offering ample storage and workspace for culinary creations and with plenty of space for a breakfast table and chairs.





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To the first floor, you will find three well-appointed bedrooms providing comfortable accommodation for the whole family. The re-fitted bathroom and Wc enhance the modern aesthetic of the home.

Outside, a garage and driveway provide off-road parking, ensuring plenty of parking for residents and guests alike.

The property benefits from a private garden that offers the perfect backdrop for alfresco dining and entertaining guests. The rear garden provides a safe and secure environment for children to play, as well as ample space for gardening enthusiasts to cultivate their green thumb. With well-maintained landscaping and lush greenery surrounding the property, residents can unwind in nature's embrace after a long day. The garden also offers scope for personalisation, providing the opportunity to create a peaceful oasis tailored to individual tastes and needs. Whether enjoying a morning coffee in the fresh air or hosting a summer barbeque, the outdoor space of this property is a true highlight.







FEATURES:

- Three bedrooms
- Highly popular location
- Walking distance to Mere Green, excellent schools and Four Oaks train station
- Lounge/dining room with bi-fold doors to garden
- Fitted Breakfast Kitchen
- Re-fitted bathroom and Wc
- Garage and driveway
- Family sized rear garden

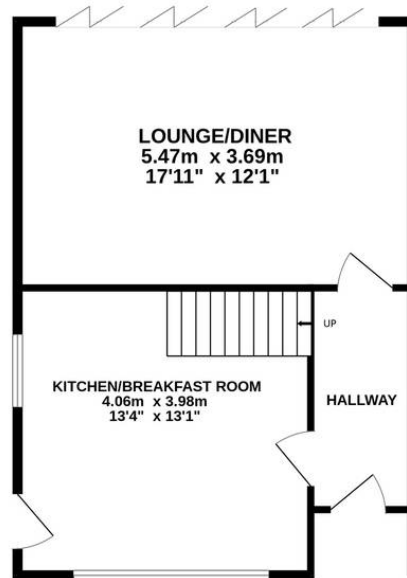
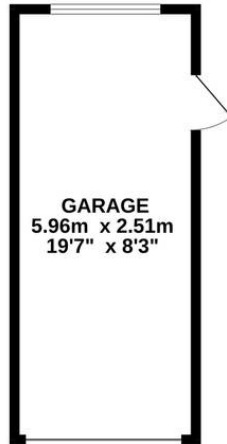
INTERESTED?

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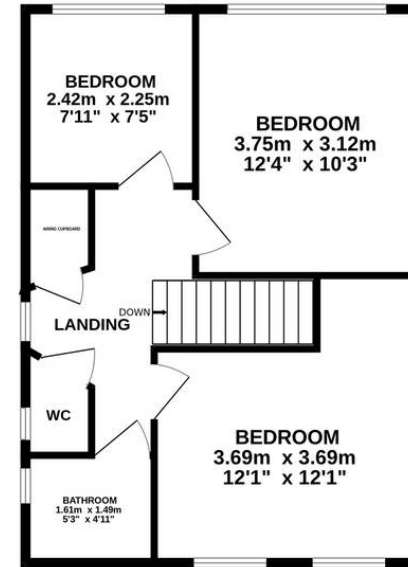
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GROUND FLOOR
56.9 sq.m. (612 sq.ft.) approx.



1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 98.8 sq.m. (1064 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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