



**Lichfield Road, Sutton Coldfield - B74 2XD**  
**£825,000**

 **MOORHOUSE**



## Lichfield Road

### Four Oaks, Sutton Coldfield

Step inside to be greeted by an elegant hallway, bathed in natural light and with an impressive staircase leading to the upper floors, immediately setting the tone for the scale and style found throughout.

The inviting living room with majestic period marble fireplace, enjoys a view overlooking the lush garden. The adjacent dining room, featuring a striking and deep bay window and ornate fireplace. Located to the front of the home is the breakfast room, complete with a pantry and period feature stove.

The side of the property has been masterfully extended to create a stunning open plan kitchen and living space - an extension that exudes both style and functionality with a double height ceiling, french doors leading to the garden patio and roof windows that flood the room with light. The kitchen is beautifully fitted with high-end cabinetry and granite worktops to include a central island with breakfast bar, and adorned with quality appliances - the kitchen provides ample space for socialising and entertaining guests and is a culinary enthusiasts dream.

Additional conveniences include a utility room and a guest WC which is discreetly tucked off the hallway.





## Lichfield Road

### Four Oaks, Sutton Coldfield

Ascend to the first floor to discover the principal bedroom, replete with an en-suite bathroom and period fireplace, along with three generously sized bedrooms that benefit from retained character features. A family bathroom completes the first floor accommodation.

The journey continues to the second floor, where a double bedroom with a Victorian fireplace awaits, along with loft storage rooms providing further potential for customisation.

Outside, a double garage and spacious driveway provide hassle-free parking for family and visitors.

Beyond the homes' captivating interiors, the tranquil and generous proportioned garden beckons. The mature garden has been thoughtfully planted by the current owner. The garden unfolds into an expansive lawn, vibrant borders and a paved patio area, creating an idyllic setting for outdoor living and relaxation.







## FEATURES:

- An impeccable example of late Victorian architecture
- Five double bedrooms served by two bathrooms, offering flexible living for large families
- Desirable road, ideally located for Mere Green, highly regarded Schools and commuting
- Extended to create a beautiful contemporary open plan kitchen/breakfast/family room
- Original character features throughout
- Three reception rooms
- Double garage and spacious driveway
- Lovely tranquil garden, with expansive lawn and vibrant borders

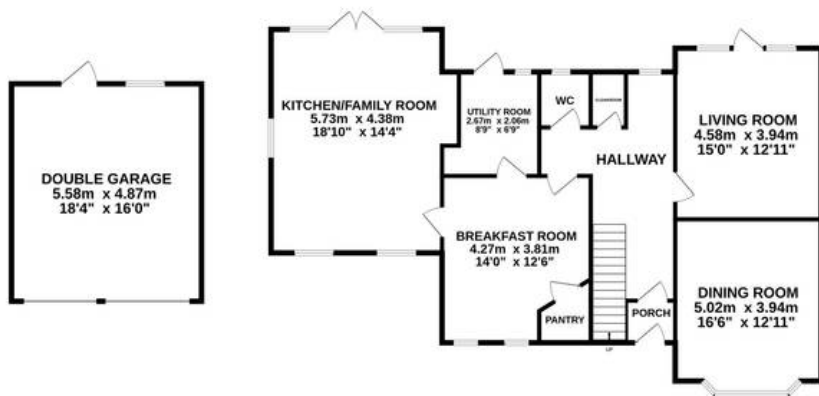


## INTERESTED?

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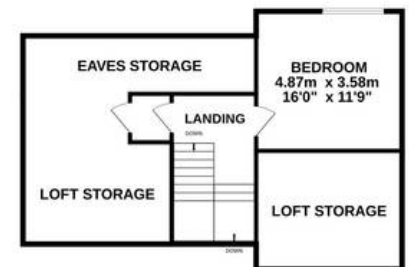
GROUND FLOOR  
126.5 sq.m. (1361 sq.ft.) approx.



1ST FLOOR  
73.5 sq.m. (791 sq.ft.) approx.



2ND FLOOR  
56.7 sq.m. (610 sq.ft.) approx.



TOTAL FLOOR AREA : 256.6 sq.m. (2762 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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