



Lichfield Road, Four Oaks
Sutton Coldfield, B74 4BZ

Offers Over £725,000

Coming to the market for the first time in 23 years – This Georgian period home, built in the 1900s is set over three floors making it a perfect example of new modern living yet retaining traditional architecture suited to the location, positioned in one of the most desirable locations within the heart of Four Oaks.

Upon entering the hall adorned with original Minton tiles, you'll immediately feel the spaciousness of the home. Elevated ceilings and open floors create a sense of flow, linking two reception areas through double doors, a dining room and the living room both enjoying log burners for those chilly evenings.

The spacious breakfast kitchen is truly spectacular and is a lovely light and bright space with a quality bespoke feel and fittings. The wall and base units offer plenty of useful storage and are complimented with smart worktop. The brick above the aga is a charming character feature, and the breakfast area adds practical seating for additional informal kitchen dining – with double doors leading to the rear garden creating a synergy between the indoors and out. A large pantry, WC and wine cellar that is fully racked out completes this floor.

The first floor split landing comprises three generous bedrooms, with bedroom one enjoying an ensuite, and bedroom two enjoying an ensuite shower. The principal bathroom is modern and fully tiled and services the remaining accommodation. The second floor landing with skylight windows comprises two bedrooms with one of the bedrooms enjoying an ensuite shower room.

Outside the private and level rear garden with paved patio has lawn beyond and a distinctive self-contained cabin, creating its own charm which boasts its own living room, bedroom and bathroom ideal for a teenage den. To the fore the car port and driveway provide ample off road parking.

Set in the Heart of Mere Green within easy reach of the local shops and amenities, close to transport links as well as highly regarded schools for all age groups, this deceptively spacious period semi-detached home must be viewed to appreciate the well planned accommodation on offer.



Hall

Living Room 4.09m (13'5") x 3.48m (11'5")

Dining Room 3.81m (12'6") x 3.48m (11'5")

Kitchen 6.81m (22'4") max x 3.25m (10'8")

Breakfast Area 3.71m (12'2") x 2.79m (9'2")

Pantry 4.92m (16'2") x 1.12m (3'8")

WC

Cellar 3.62m (11'10") x 3.23m (10'7")

Cabin Living Room 4.67m (15'4") x 4.34m (14'3")

Cabin Bedroom 3.20m (10'6") x 3.15m (10'4")

Cabin Bathroom

First Floor Landing

Bedroom 1 4.88m (16') x 3.51m (11'6")

Shower Ensuite

Bedroom 2 4.01m (13'2") x 3.05m (10')

Bedroom 3 4.09m (13'5") x 3.58m (11'9")

Bathroom

Second Floor Landing

Bedroom 4 4.37m (14'4") x 3.51m (11'6")

En-suite

Bedroom 5 3.66m (12') x 3.48m (11'5")





Floor Plan

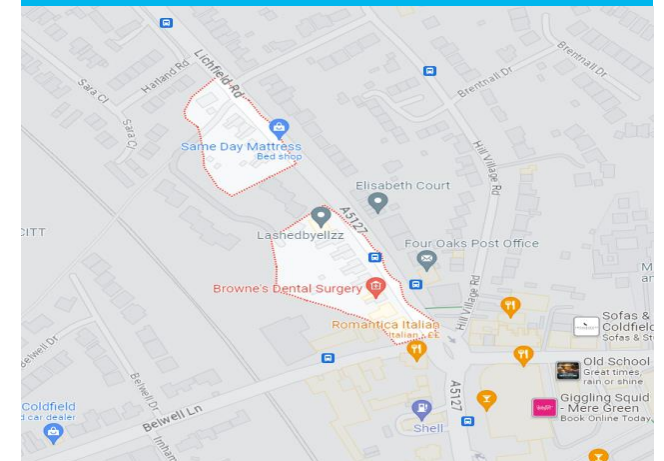
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Map Location







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