



Worcester Lane, Four Oaks  
Sutton Coldfield, B75 5NJ

Offers in the Region Of £625,000

Welcome to your future home!!! This fantastic family home is ideal for those who are looking to really upgrade their living situation and ensure that they are residing in a top quality house for many years to come.

This stunning 5-bedroom semi-detached house is situated on a corner plot, providing a unique and spacious layout. Our favourite is the open-plan kitchen and dining area that's perfect for both family meals and entertaining guests. The kitchen boasts luxurious underfloor heating, ensuring a cozy atmosphere year-round. Its elegant quartz worktops and integrated appliances add a touch of sophistication to this functional space. A spacious lounge with a charming bay window, allowing ample natural light to flood in. The interior of the house is stylish and immaculate, showcasing meticulous attention to detail throughout.

The property's annexe is equally impressive, offering additional living space and amenities. Featuring a living room/kitchen area, making it a versatile and self-contained living space. This setup is ideal for guests, extended family, or even as a potential rental unit. In addition to the living area, the annexe includes a double bedroom with a convenient dressing room. The ensuite bathroom adds privacy to the bedroom, ensuring that occupants have everything they need for a comfortable stay.

As you venture upstairs, bedroom one is spacious and comes complete with its own ensuite bathroom, offering privacy and convenience. Additionally, the attached dressing room provides ample space for clothing and personal items, enhancing the sense of luxury. The property features two more double bedrooms and a single bedroom, each providing comfortable spaces. Serving the remaining bedrooms, there is a generously sized main bathroom.

Outside, a then, exceptionally well maintained and garden is everything you need to complete this family home. With Ofsted Outstanding, Little Sutton Primary just a few minutes walk from your doorstep, the house couldn't be better located for schools, shops and transport links. Nearby Mere Green has a stylish array of same that is not to be missed.



## Open Porch

Hall 4.45m (14'7") x 1.63m (5'4")

Living Room 3.89m (12'9") x 3.45m (11'4")

Kitchen/Dining/Family Area/ 8.42m (27'7") max x 5.18m (17')

## Utility

Annexe Living Room/kitchen 10.61m (34'10") x 4.32m (14'2")

Annexe Bedroom 3.23m (10'7") x 3.20m (10'6")

Dressing Room 3.23m (10'7") x 1.55m (5'1")

Annexe En-suite 3.23m (10'7") x 1.12m (3'8")

## Landing

Bedroom 1 4.28m (14'1") x 3.89m (12'9")

Dressing Room 4.28m (14'1") x 1.45m (4'9")

## En-suite

Bedroom 2 3.89m (12'9") x 3.48m (11'5")

Bedroom 3 3.45m (11'4") x 3.10m (10'2")

Bedroom 4 2.18m (7'2") x 1.63m (5'4")

## Bathroom





# Floor Plan

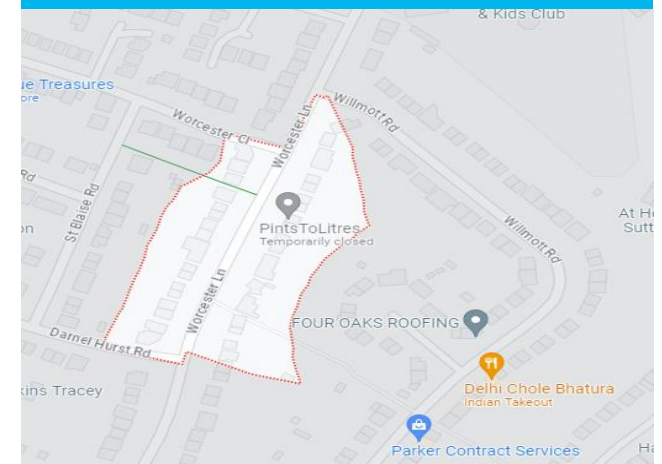
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







**Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: