



Blaydon Avenue, Four Oaks,
Sutton Coldfield, B75 5TE

Offers Over £600,000

If you are looking for an exceptionally spacious and superbly positioned family home, located within this small development, previously known as Moor Hall Lodge, adjacent to open countryside and within walking distance of Mere Green, then this fantastic detached property is not to be missed. A fabulous opportunity to acquire a quality home in this prestigious and exclusive location, this outstanding four bedroom detached home boasts a striking position with a beautifully maintained frontage that will leave you impressed at first glance.

The interior of this well presented property consists of a well-proportioned living room, with a conservatory off, a well fitted kitchen with a centre island completed with mirostone stone worktops, ideal for cooking and socialising at the same time whilst the family room provides an abundance of additional space, ideal to be used as desired. A utility room and WC complete the ground floor.

The landing enjoys breathtaking views of the countryside to the front elevation and four generous bedrooms, some with fitted wardrobes, and bedroom one with an ensuite shower room. A well fitted bathroom completes the accommodation. The exterior boasts an enclosed rear garden with patio seating area, perfect for enjoying the summer months. To the front, the driveway is tucked away providing a hidden and private entrance.

Blaydon Avenue is accessed off Weeford Road, with the Mitchell Centre just a short walk away and boasting a range of boutique shops, stores and a bistro. Mere Green centre and highly regarded local schools are also accessible on foot. Regular public transport services, provide access to Sutton Coldfield, Four Oaks, Birmingham, and Lichfield with Four Oaks railway station only a few minutes driving distance away.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room

5.79m (19') x 3.43m (11'3")

Conservatory

3.38m (11' 1") x 3.12m (10' 3")

Kitchen

5.72m (18'9") x 3.43m (11'3")

Family Room

5.05m (16'7") x 4.67m (15'4")

Bathroom

Utility

1.88m (6'2") x 1.85m (6'1")

Landing enjoying stunning countryside views

Bedroom 1

3.66m (12') x 3.19m (10'6") max

En-suite

Bedroom 2

3.48m (11'5") x 2.62m (8'7")

Bedroom 3

3.43m (11'3") x 2.09m (6'10")

Bedroom 4

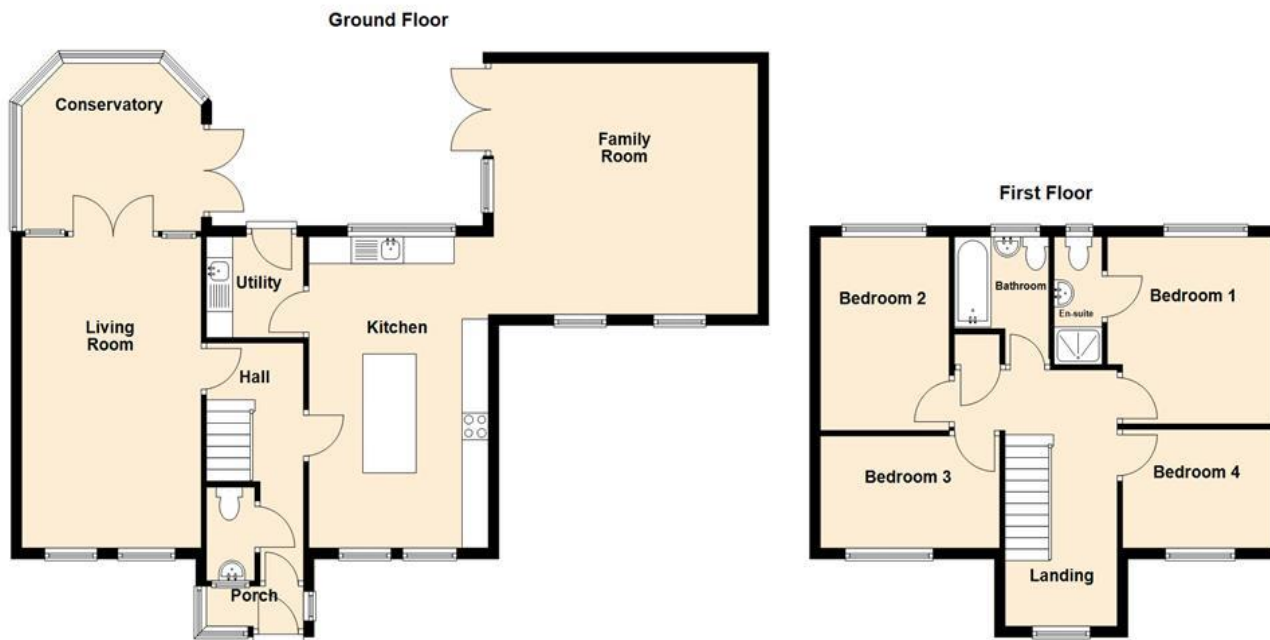
3.51m (11'6") x 2.03m (6'8")





Floor Plan

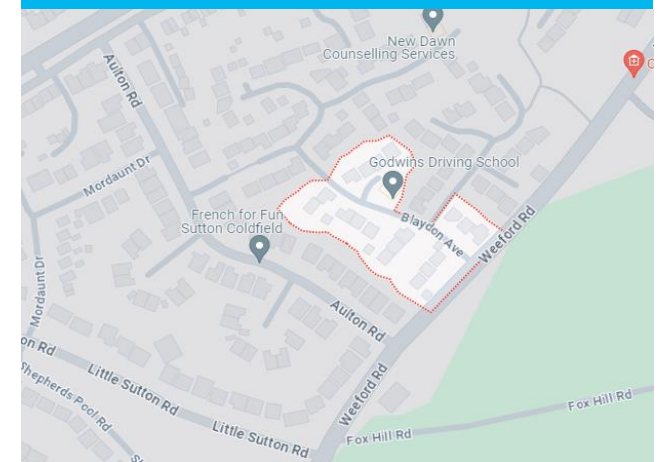
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 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: