



Worcester Lane, Four Oaks  
Sutton Coldfield, B75 5NJ

{Offers in the region of £650,000}



## Four Oaks

{£650,000}

4



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3



Breath taking, spacious and finished to an exceptional standard, this stylish and contemporary home has been BEAUTIFULY transformed by the current owners and must viewed to fully appreciate the space.

Located on desirable Worcester Lane, every room within the house has been lovingly refurbished, reconfigured, and planned to maximise the space to relax, dine, entertain, work, play, store and enjoy!

On the ground floor two large reception rooms create a cosy lounge with a stunning fireplace and a separate playroom which could also be used as a home office, if desired.

Then the real show stopper is a hugely impressive open plan kitchen living dining room which uses colour, light, space and fitting to create a space to rival most interiors, A beautifully fitted kitchen does everything it needs to practically whilst showing off stunning work tops, a desirable island and more importantly, an integrated wine fridge, perfect for those gatherings you'll want to have! Bi-folding doors bring the outside in, a dining area is ideal for daily dinners and a relaxed seating area is the icing on the cake! The useful bits, pantry/store cupboard, guest WC and integral access into the garage.

On the first floor, there are three large double bedrooms. The principal room, with a beautiful, shuttered bay window to the front, also has access to an ensuite and a dressing area. A large re-fitted bathroom and storage/office space completes this floor.

The attic has been carefully considered to really maximise the space and light with thoughtfully placed velux windows.

Outside the exceptionally large and private 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 shops, bars and restaurants and rail links get you into Birmingham and Lichfield City centres within half an hour.

A truly impressive home that is not to be missed.



## Ground Floor Accommodation

Entrance Porch

Entrance Hall

Lounge 3.86m (12'8") max x 3.36m (11')

Play Room / Office 3.05m (10') x 2.75m (9')

Kitchen/Dining Room 7.30m (24') x 6.09m (20') max

Pantry

Inner Hallway

WC

Garage 4.17m (13'8") x 2.22m (7'4")

## First Floor Accommodation

First Floor Landing

Storage / Study area 3.12m (10'3") x 0.84m (2'9")

Bedroom 1 3.86m (12'8") max x 3.05m (10')

En-suite 3.69m (12'1") max x 3.38m (11'10") max

Bedroom 2 3.67m (12') x 3.05m (10')

Bedroom 4 3.05m (10') x 2.44m (8')

Family bathroom

Bedroom 3 6.34m (20'10") x 2.44m (8')

## Additional Information

Services connected:

Council tax band: C

Tenure: Freehold years remaining, lease from

Ground Rent: £0

Service Charge: £0

Restrictions:





# Floor Plan

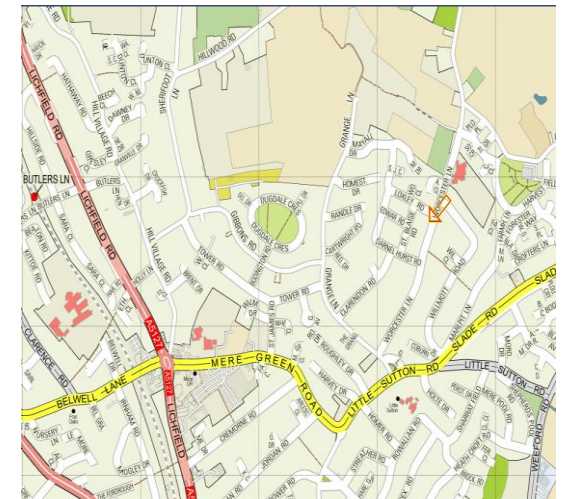
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	65   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: 25th March 2024

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