



Hillside Road, Four Oaks,  
Sutton Coldfield, B74 4DQ

Offers in Excess of £675,000



This dormer bungalow has been meticulously transformed into a high-specification, modern residence that perfectly marries luxury with functionality. From the moment you step inside, the high quality of the materials and finishes is evident. The tiled flooring is equipped with underfloor heating, ensuring consistent warmth and comfort throughout while freeing up wall space usually occupied by radiators.

Upon entering the spacious living room, you are immediately struck by its expansive, airy feel. Large windows flood the room with natural light, creating a welcoming atmosphere.

The heart of the home, the contemporary kitchen, is a chef's dream which boasts integrated appliances and sleek cabinetry.

At the rear of the house, the orangery serves as a versatile dining room and family area. This space is a standout feature of the home, with its glass walls and roof providing beautiful views of the garden and flooding the interior with natural light. It is the perfect spot for family gatherings, meals, and relaxation, combining indoor comfort with the beauty of the outdoors.

On the ground floor, there are two well-appointed bedrooms. The primary bedroom is a luxurious retreat, complete with an ensuite bathroom and a dressing area, offering both privacy and convenience. The second bedroom is also spacious and comfortable, ideal for guests or family members.

Ascending to the upper floor, you find a landing area that offers stunning views, adding a touch of elegance to the home. The third bedroom is located on this level, featuring its own ensuite bathroom, making it a private sanctuary within the house.

Overall, this home has been expertly redesigned to offer a high level of comfort, luxury, and practicality. Each room has been thoughtfully planned and executed, ensuring that the house is not only beautiful but also perfectly suited to modern living.

Hillside Road is approached from Butlers Lane and Lichfield Road and is located within walking distance of Butlers Lane Railway Station providing regular access to Birmingham and Lichfield City Centre. Mulberry Walk in Mere Green is accessible within walking distance and offers a range of shops, cafes, supermarkets and restaurants.





Porch

Hall

Living Room 4.83m (15'10") x 3.61m (11'10")

Family Area/Dining Room 6.81m (22'4") x 3.58m (11'9")

Kitchen 4.34m (14'3") x 3.66m (12')

Utility 2.95m (9'8") x 2.11m (6'11")

Bedroom 1 3.61m (11'10") x 3.28m (10'9")

En-suite

Bedroom 2 3.25m (10'8") x 3.15m (10'4")

Bathroom

Storage Garage

Landing

Bedroom 3 4.17m (13'8") x 2.97m (9'9")

En-suite

Eaves







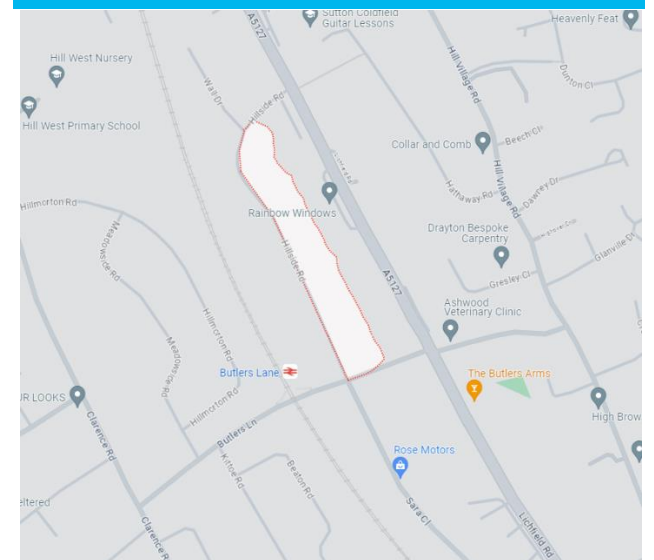
# Floor Plan

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



## Energy Performance Rating

## 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: