



Slade Road, Four Oaks,
Sutton Coldfield, B75 5PE

Offers Over £600,000

Nestled in the prestigious neighbourhood of Four Oaks, this well-presented property seamlessly blends elegance with functionality. Boasting generous interiors and impressive outdoor spaces, it is the perfect balance of style and comfort. The panoramic views of the surrounding farmland and lush greenery create a tranquil, picturesque setting for this exceptional home.

Featuring five bedrooms, spacious reception rooms, and a highly desirable south-facing garden, this property truly has it all. The through living-dining room offers an open, versatile layout, complete with log-burner fireplace adding a touch of charm. For moments of relaxation, a cozy snug room with a skylight window offers the perfect retreat.

The heart of the home is the stunning kitchen, effortlessly combining modern design with farmhouse character. It boasts a large centre island in addition to travertine tiled flooring which exudes natural elegance and timeless appeal. Adding to the convenience is a well-appointed ground-floor bathroom.

Upstairs, the T-shaped landing leads to five good-sized bedrooms. The modern bathroom continues the sleek design seen throughout the home. Externally, the property benefits from an expansive rear garden offering landscaping opportunities. The spacious driveway at the front provides ample parking. A garage adds additional storage or utility space.

Slade Road occupies an established and highly sought-after location within Four Oaks. The nearby Mere Green shopping centre provides a comprehensive range of amenities. The area is well served by outstanding school, as rated by Ofsted. Regular public transport services provide convenient access to Sutton Coldfield and Birmingham. Four Oaks railway station just a short distance away, ensures easy connections for those commuting to both Birmingham and Lichfield city centres.

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

3.55m (11'8") max x 3.43m (11'3")

Dining Room

4.22m (13'10") x 3.33m (10'11")

Kitchen

4.34m (14'3") x 6.04m (19'10")

Snug

3.43m (11'3") x 3.03m (9'11")

Bathroom

Garage

Landing

Bedroom 1

4.22m (13'10") x 3.00m (9'10")

Bedroom 2

3.58m (11'9") x 3.45m (11'4")

Bedroom 3

3.56m (11'8") x 2.39m (7'10")

Bedroom 4

3.18m (10'5") x 2.24m (7'4")

Bedroom 5

2.87m (9'5") x 1.96m (6'5")

Bathroom





Floor Plan

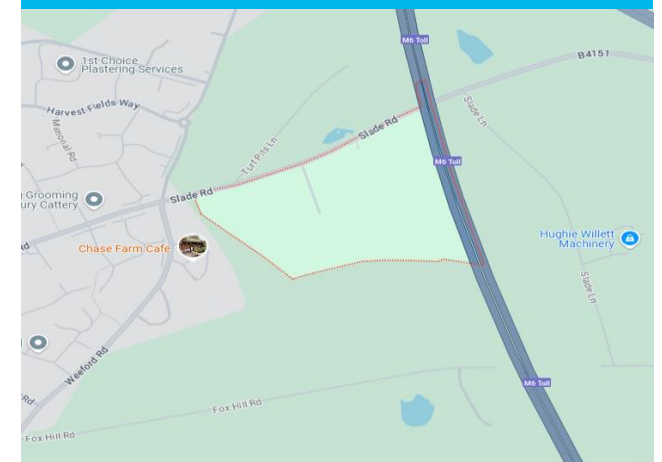
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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: