



Trinity Road, Four Oaks
Sutton Coldfield, B75 6TG

Offers Over £525,000

Boasting accommodation over three floors and an incredibly unique layout creating contemporary and spacious rooms, this extended semi detached home is located within one of the most desirable locations for access to schools, in Four Oaks.

With highly regarded Coppice Primary school on your doorstep and within Arthur Terry School catchment area, this superb four bedroom home creates an ideal opportunity for a family to move in and instantly enjoy the stylish and thoughtfully extended accommodation, which is fully encouraged to be viewed in order to be fully appreciated.

The contemporary ground floor layout, boasts a superb open plan kitchen, living, dining room with bi-folding doors which open up the space further and create the perfect mix of bring the outside, in. With a desirable central island, the room creates the perfect place for entertaining whilst the kitchen area enjoys a wealth of storage and an ideal space for cooking whilst watching over the family. Two reception rooms are currently used as a snug/lounge and a playroom, however the room to the rear could easily be switched to a ground floor fifth bedroom, if desired as it enjoys a shower room which leads directly off. Completing the ground floor is a useful utility room and garage area for storage.

On the first floor there are three bedrooms and a superb family bathroom with a bath and a shower.
The second floor has been converted to create a fantastic master suite, with a dressing area and ensuite shower room

Outside the landscaped garden is ideal for children as it has a lovely private outlook and is a fantastic size with a decked patio and a further patio to the very rear creating space to soak up the sun all day long.

Trinity Road is accessed from Dower Road, with all the amenities of Mulberry Walk in Mere Green, just a short walk away and offering a superb range of Supermarkets, shops, bars, restaurants and boutiques. Nearby Four Oaks Train Station also has direct links into Birmingham & Lichfield City centres.



Entrance Hall

Lounge 4.77m (15'8") max x 3.72m (12'2")

Kitchen Living Family Room 7.60m (24'11") x 4.99m (16'4")

Play Room/Bedroom/Office 2.85m (9'4") x 2.19m (7'2")

Shower Room 1.72m (5'8") x 1.58m (5'2")

Utility Room 1.58m (5'2") x 1.58m (5'2")

Garage

Landing

Bedroom 2 4.16m (13'8") x 2.00m (6'7") plus 1.52m (5') x 1.52m (5')

Bedroom 3 3.27m (10'9") x 3.10m (10'2")

Bedroom 4 2.46m (8'1") x 2.01m (6'7")

Bathroom

Bedroom 1 4.90m (16'1") x 4.28m (14'1") plus 1.60m (5'3") x 1.60m (5'3")

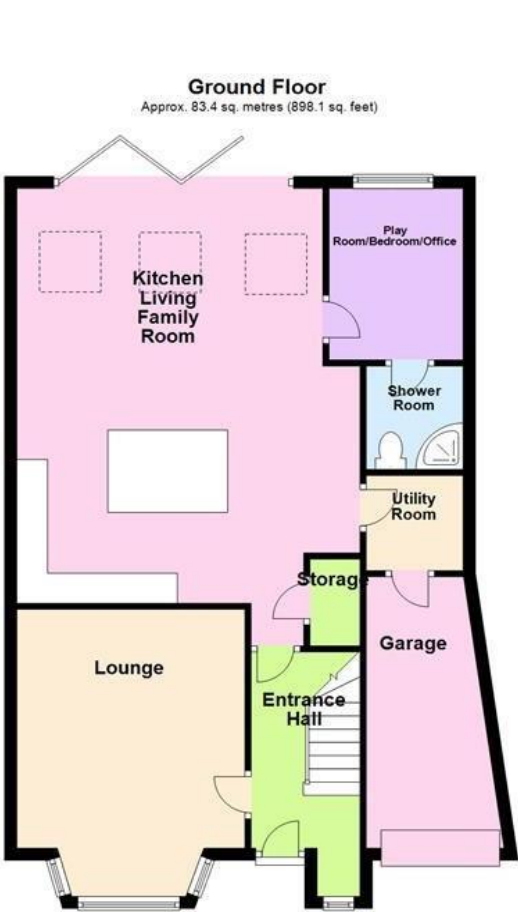
En-suite





Floor Plan

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

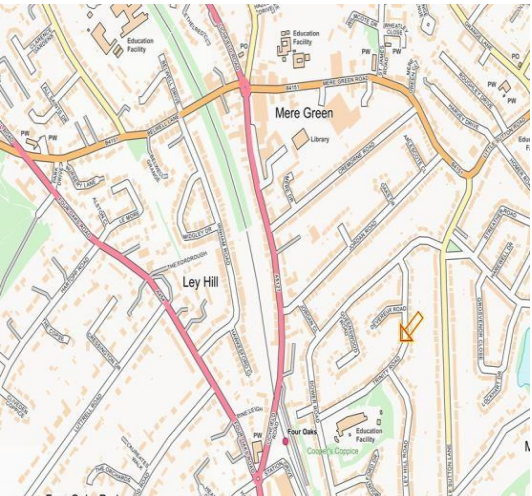


Total area: approx. 148.0 sq. metres (1593.1 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







www.paulcarrestateagents.co.uk



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: