



Lichfield Road, Four Oaks,
Sutton Coldfield, B74 4BH

Offers in Excess of £685,000

This is a truly impressive family residence in a sought-after location, combining character, comfort and convenience in equal measure. Perfectly located just a short walk from the vibrant amenities of Mere Green, this outstanding five-bedroom Edwardian home has been extensively refurbished and elegantly updated to suit the demands of modern family living.

Combining classic architectural charm with stylish contemporary finishes, the property offers spacious, versatile interiors filled with natural light and character. Inside, the home has been thoughtfully designed and beautifully styled.

A welcoming porch opens into a grand entrance hall, where warm tones and high-quality finishes create an immediate sense of comfort. To the front, a bright and inviting lounge features a bay window, while the rear of the house boasts an impressive open-plan kitchen complete with a dedicated dining area, with views of the garden, perfect for entertaining or family time. The snug provides a cosy retreat, currently used as a home office but ideal to be used as your life evolves. A cloakroom and understairs storage add further practicality, and original floor boards flow throughout the ground floor, unifying the space with elegance.

Upstairs, the first floor offers four generous bedrooms, all with original fireplaces, tastefully decorated and served by a wet room and stylish bathroom with a freestanding roll top bath. A second staircase leads to an expansive and serene fifth bedroom suite, complete with a well-appointed shower room, ideal for use as a private principal bedroom.

Outside, the home is set back from the road behind mature planting, which offers both privacy and greenery, with a block paved driveway providing off-street parking. At the rear, a paved terrace steps down up to a well-kept lawn, bordered by raised garden beds that run the length of the plot.

Set in the Heart of Mere Green within easy reach of the local shops and amenities, close to transport links as well as highly regarded schools for all age groups, this deceptively spacious period semi-detached home must be viewed to appreciate the well planned accommodation on offer.

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

or via Fouroaks@paulcarrestateagents.co.uk



Open Porch

Hall

Living Room 5.31m (17'5") x 4.27m (14')

Kitchen 5.79m (19') x 3.38m (11'1")

Dining Room 5.31m (17'5") x 3.78m (12'5")

Snug 3.43m (11'3") max x 3.01m (9'11")

WC

Landing

Bedroom 1 4.27m (14') x 4.25m (13'11") max

Bedroom 2 4.68m (15'4") max x 3.76m (12'4")

Bedroom 3 4.07m (13'4") x 3.36m (11')

Bedroom 4 3.05m (10') x 2.95m (9'8")

Bathroom

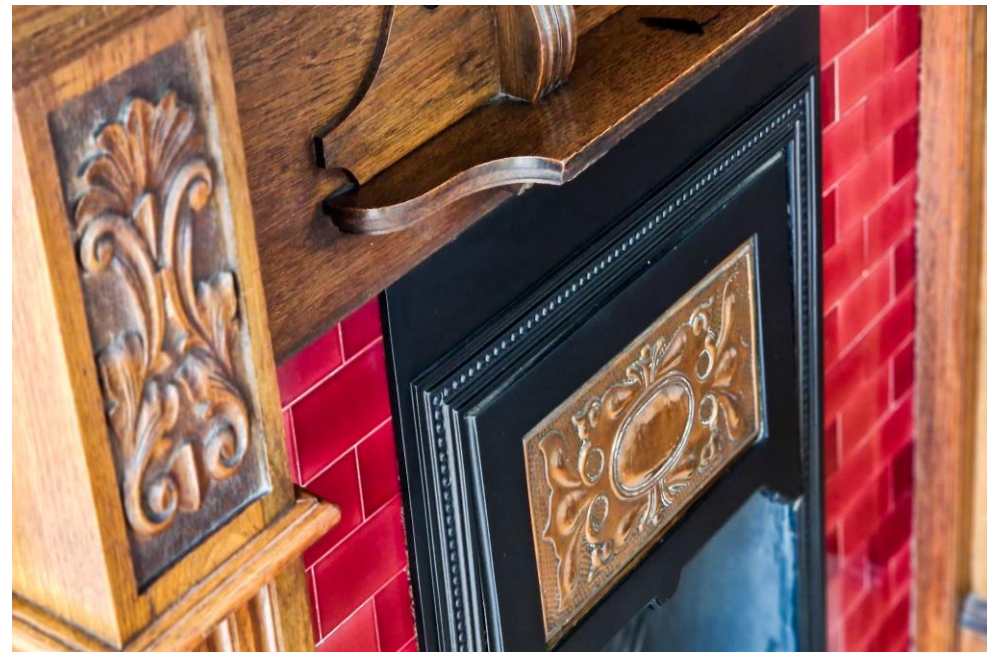
Wet Room

Landing

Bedroom 5 3.78m (12'5") x 3.20m (10'6")

En-suite

Storage





Floor Plan

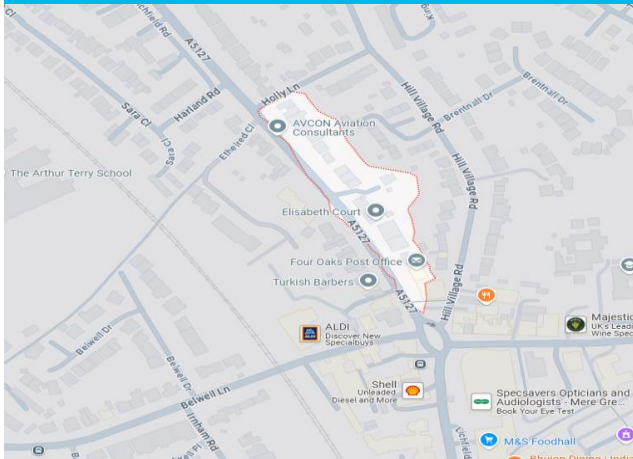
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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: