



5 CLIVEDEN COPPICE, FOUR OAKS PARK, B74 2RG



This imposing, spacious, well presented, detached family home is set in a prime, central, sought after location off the most prestigious Hartopp Road within Four Oaks Park. Set at the head of a small residential cul-de-sac amidst properties of a similar calibre, this freehold property has the security of an alarm system and is further complemented by the provision of gas central heating (where specified).

Positioned on a mature, private plot with generous rear garden, Four Oaks features well regarded schooling for all ages, an array of shopping facilities at Mere Green and access to excellent public transport links including the Cross City rail line at Four Oaks station. To appreciate fully the property on offer, its many features and spacious proportions, we highly recommend an internal inspection.

Briefly comprising enclosed porch, welcoming reception hall, guests cloakroom/wc, substantial through lounge having dining room off, double glazed rear conservatory overlooking the rear garden, family/day room, fitted breakfast kitchen with Aga, utility room, in turn leading to a substantial games room with full sized snooker table and study/den off. To the first floor there are four bedrooms, master having fitted wardrobes, dressing room opening to en-suite shower room, additionally there is a white, family bathroom, large garage and mature rear garden.

Set back from the roadway behind a lawned fore garden flanked by borders having shrubs and bushes, together with outside security and courtesy lighting, access is gained to the property via:

WIDE CANOPY PORCH: Six panel front door opens to:

FULLY ENCLOSED PORCH: Multi-panel glazed front door opens to:

WELCOMING RECEPTION HALL: 11'8" x 10'10" Windows to front, double radiator. Inner hallway off having stairs to first floor landing having further window, under stairs storage cupboard.

GUESTS CLOAKROOM/WC: Obscure window to side, matching white suite comprising low flushing wc, wash hand basin, radiator.





IMPOSING LOUNGE: 27'10" x 14'10" Two double glazed sash style windows to fore, twin windows with central French doors to conservatory, feature fire surround set on a marble hearth having matching recess and central open coal effect living flame gas fire, two radiator's.

DINING ROOM: 13' x 12' Window and French door to rear conservatory, radiator.

CONSERVATORY: 16'5" min x 11'10" max Double glazed windows overlook the property's mature garden with pitch glazed roof and sliding patio doors to rear, four radiator's.

FAMILY/DAY ROOM: 12'9" x 12'7" max / 10'6" min Sash bay window to front with further window to side, radiator, decorative cast iron fire surround set on a marble hearth.

FITTED BREAKFAST KITCHEN: 16' x 13'9" Window to rear, central skylight window set above breakfast table space, sweeping onyx work surfaces with upstands and inset sink unit, there is a comprehensive range of fitted units to both base and wall level including pan drawer units, integrated dishwasher and microwave, Aga stove having ovens and hob in turn with wide extractor canopy over, integrated electric double oven, fitted gas hob. Pantry cupboard with shelving.

UTILITY ROOM: 14'3" x 9'9" Window and door to rear garden, further door to front porch, there are a range of fitted units to base level with rolled edge work surfaces and integrated appliances, space for American style fridge/freezer, double radiator.

GLAZED FRONT PORCH: 9'9" x 7'3" Windows to front and side, door to utility room.

SNOOKER/GAMES ROOM: 30' max / 25'4" min x 23'6" max / 19' min Having an centrally placed full sized snooker table with light over, being included within the sale, three radiator's, windows to front and rear together with fitted bar.

STUDY/DEN: 10'1" x 8'1" Windows to side and rear, door to garden, radiator.

RETURN STAIRS TO LANDING: Sash style window to side, radiator, built-in storage cupboard.



TENURE: We have been informed by the vendor that the property is Freehold.
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





MASTER BEDROOM: 18' x 14'10" max / 12'9" min Sash style windows to front and side, double radiator, two double fitted wardrobes with storage cupboards over, twin bedside, units, fitted dressing table with drawers.

DRESSING ROOM: 9'6" x 8'6" Sash style window to rear, two double fitted wardrobes, space for dressing table.

EN-SUITE SHOWER ROOM: 9'6" x 5'10" Obscure glazed window to rear, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator.

BEDROOM TWO: 14'6" x 10'10" Sash style window to front, radiator, double and single built-in wardrobes.

BEDROOM THREE: 11' max x 10'6" Sash style window to front, radiator, double built-in wardrobe.

BEDROOM FOUR: 12' x 9'6" Sash style window to rear, radiator, two double built-in wardrobes with storage cupboards.

FAMILY BATHROOM: Obscure window to rear, matching white suite comprising bath having large fitted mirror over together with tiled splash backs, vanity wash hand basin with base unit beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screens, ladder style radiator, airing cupboard.

LARGE GARAGE: 18'9" x 14'10" Remote controlled electrically operated garage door, two windows to side, door to games room, radiator, storage wall and base units. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: To the rear of the property is a delightful garden having central lawn with shaped borders with an abundance of shrubs and bushes, additionally there are mature tree's

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COUNCIL TAX BAND: H

VIEWING: Via Acres on 0121 323 3088.

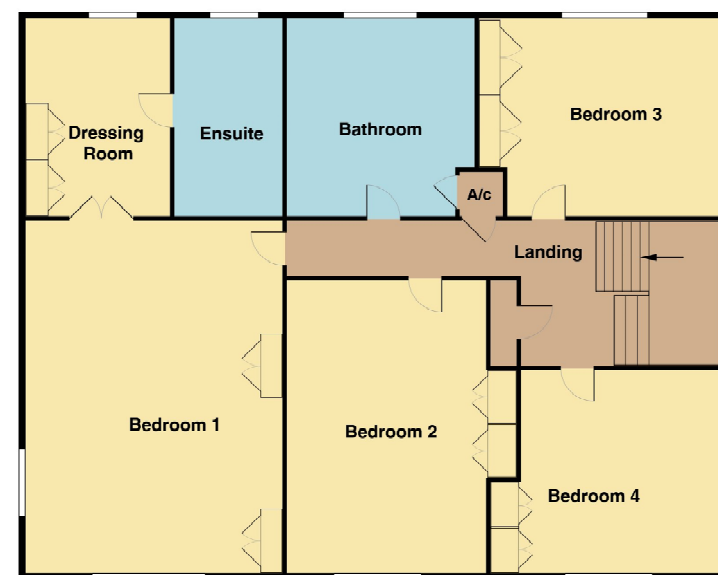
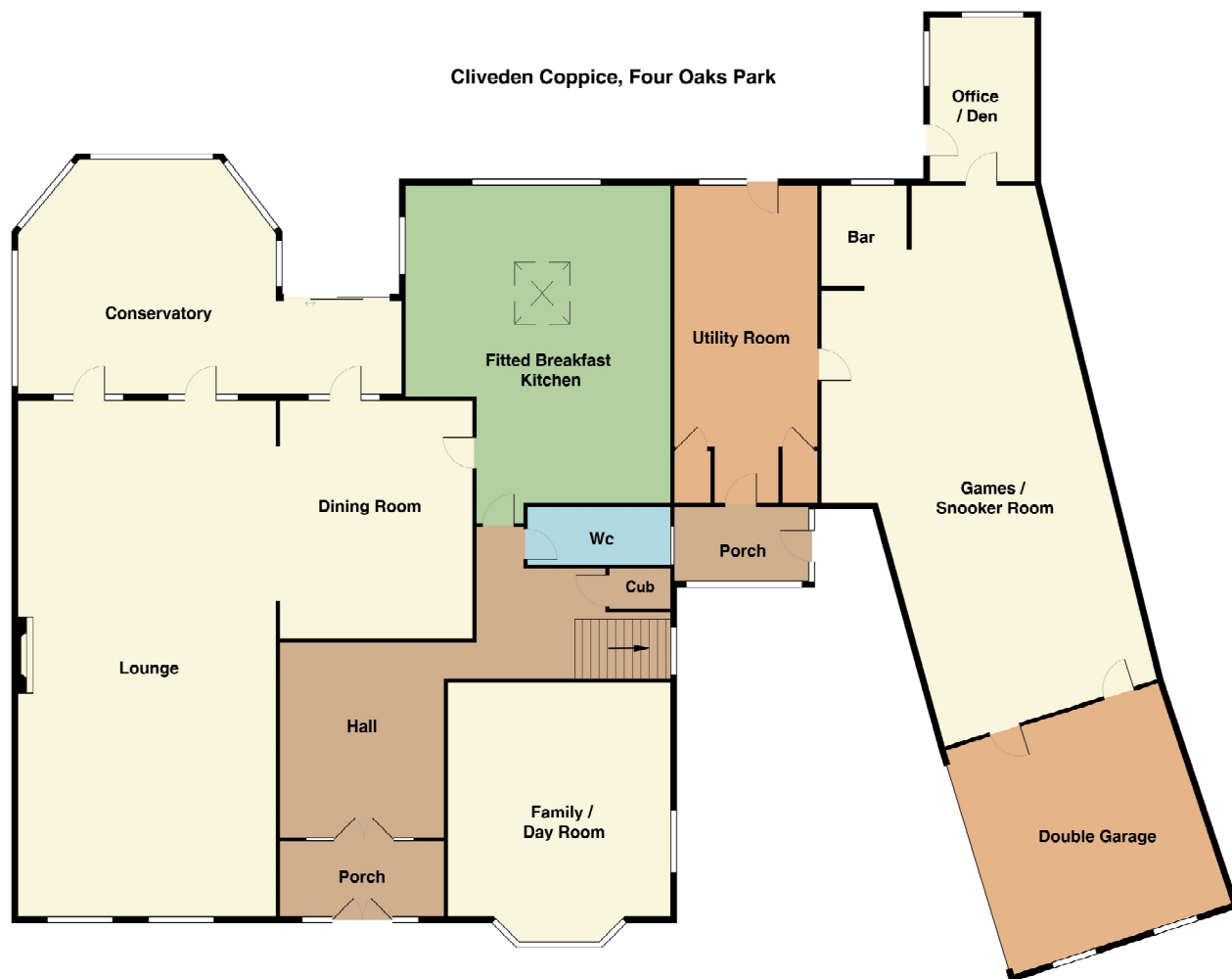
LOCATION: Set of Hartopp Road.



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Cliveden Coppice, Four Oaks Park



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All

Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

