



28 BELWELL LANE, FOUR OAKS, B74 4AL

OFFERS OVER - £950,000

This attractive, highly deceptively spacious, much enlarged, traditional styled, freehold, detached family home is set in a prime, central location just a short stroll from Mere Green shopping centre. Finished to an exacting specification, the refurbished accommodation is energy efficient having solar hot water heating is enhanced by the provision of PVC double glazing (where specified) and features flush casement windows being newly installed in 2020 and featuring underfloor heating throughout, being a wet system run by a boiler housed in the plant room outside. A substantial family home, set in the heart of Four Oaks, the property therefore ideally placed for well regarded schooling as well as excellent public transport links, including the Cross City rail line.

To fully appreciate the property on offer, it's true proportions and many features, we highly recommend an internal inspection. Briefly comprising, fully enclosed porch, welcoming reception hall, lounge, dining room, family/day room, play room, large, high quality comprehensively fitted German kitchen having central island and a host of integrated appliances being open plan to the heart of the house and being it's most attractive room having a wide, living flame gas fire, additionally there is a utility room, guests cloakroom/w.c. A split directional stairway gives access to the first floor where there are five double bedrooms, master having a well appointed en-suite shower room together with walk-in dressing room, bedroom two offers a feature en-suite shower room, furthermore, there is a jack and jill style en-suite bathroom to bedrooms three and four, with bedroom five being served by the properties family bathroom. To the rear there is a renewed patio area opening to garden, in turn with a large brick built games/hobby room or optional home office as preferred.

Set back from the roadway behind a multi vehicular block paved driveway, canopy porch with part glazed door gives access to:

FULLY ENCLOSED PORCH: Multi locking front door with double glazed inset opens to:

RECEPTION HALL: Underfloor heating to tiled floor, storage cupboard.

LOUNGE: 16'1" max x 13'5" min x 12'10" PVC double glazed square bay window to front, wood laminate flooring with underfloor heating, feature recessed ceiling with concealed lighting.

DINING ROOM/DEN: 13'7" x 12'6" PVC double glazed window to front, wood laminate flooring with underfloor heating.



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FAMILY/DAY ROOM: 17'3" x 9'8" PVC double glazed window to side, wood laminate flooring with underfloor heating.

SUPERB FAMILY ROOM/FITTED BREAKFAST KITCHEN: 29'3" max x 18'7" min x 26'10" max x 8'8" min

BREAKFAST/DINING AREA : Providing space for table, opening to:

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: Wide, double glazed roof lantern over a deep, feature island unit providing five space breakfasting area, inset induction 'Bora' induction hob with integrated extractor, there is a bank of fitted units to the full width being a combination of NEXT 125 and Schuller C units having a central, wide bowl sink unit set into contemporary worktops with a Quooker tap with filter water setting and Inskinkerator, in turn with concealed fitted draw units and shelving together with additional worksurfaces, set behind retractable 'pocket' doors, full height integrated fridge and freezer, elevated oven having side steam oven and integrated coffee machine.

OPEN PLAN FAMILY SITTING AREA: Having remote controlled wide 'Bell' feature living flame gas fire with T.V. recess above, space for sofa, tiled floor with underfloor heating throughout, together four aluminium bi-fold doors opening to garden matching inside and outside tiles giving flow between indoor and outdoor areas.

PLAY ROOM: 12'0" x 9'10" Double glazed bi-fold doors to garden, vinyl flooring with underfloor heating.

CONCEALED UTILITY ROOM: 8'3" x 6'0" min PVC double glazed window, Belfast sink unit set into worksurface having recesses for washing machine and dryer, there is a range of fitted wall and base units co-ordinating to kitchen wall and base units, door to garage.

STAIRS TO SPLIT DIRECTIONAL LANDINGS: Double glazed 'Velux' window to side.

MASTER BEDROOM: 13'6" x 13'4" Triple glazed window to front, underfloor heating, feature recessed ceiling with concealed lighting.

EN-SUITE SHOWER ROOM: PVC double glazed obscure window to rear, matching white suite comprising flush fitting shower tray with glazed splashscreen, bowl wash hand basin set on to double draw base unit, low flushing w.c., tiling to walls and floor with underfloor heating.



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.





BEDROOM TWO: 16'0" max x 7'1" min x 13'7" max x 9'2" min PVC double glazed window to front, wood laminate flooring with underfloor heating.

EN-SUITE SHOWER ROOM: Feature black shower cubicle with matching vanity wash hand basin having base unit beneath, low flushing w.c., contemporary tiling to walls and floor with underfloor heating.

BEDROOM THREE: 17'0" max x 13'5" min x 11'4" max x 5'6" min Two PVC double glazed windows to rear, double built-in wardrobe, wood laminate flooring with underfloor heating.

EN-SUITE JACK AND JILL STYLED BATHROOM: Matching white suite comprising bath, vanity wash hand basin with double base unit beneath, low flushing w.c., tiled floor with underfloor heating.

BEDROOM FOUR: 15'3" max x 14'6" min x 9'7" PVC double glazed window to side, large double glazed 'Velux' window, double built-in wardrobe, wood laminate floor with underfloor heating.

BEDROOM FIVE: 16'10" x 10'10" PVC double glazed window to rear, wood laminate flooring with underfloor heating.

FAMILY BATHROOM: 12'5" x 11'0" PVC double glazed obscure window to side, underfloor heating provided with 'First Fix' plumbing for full bathroom suite and separate shower cubicle.

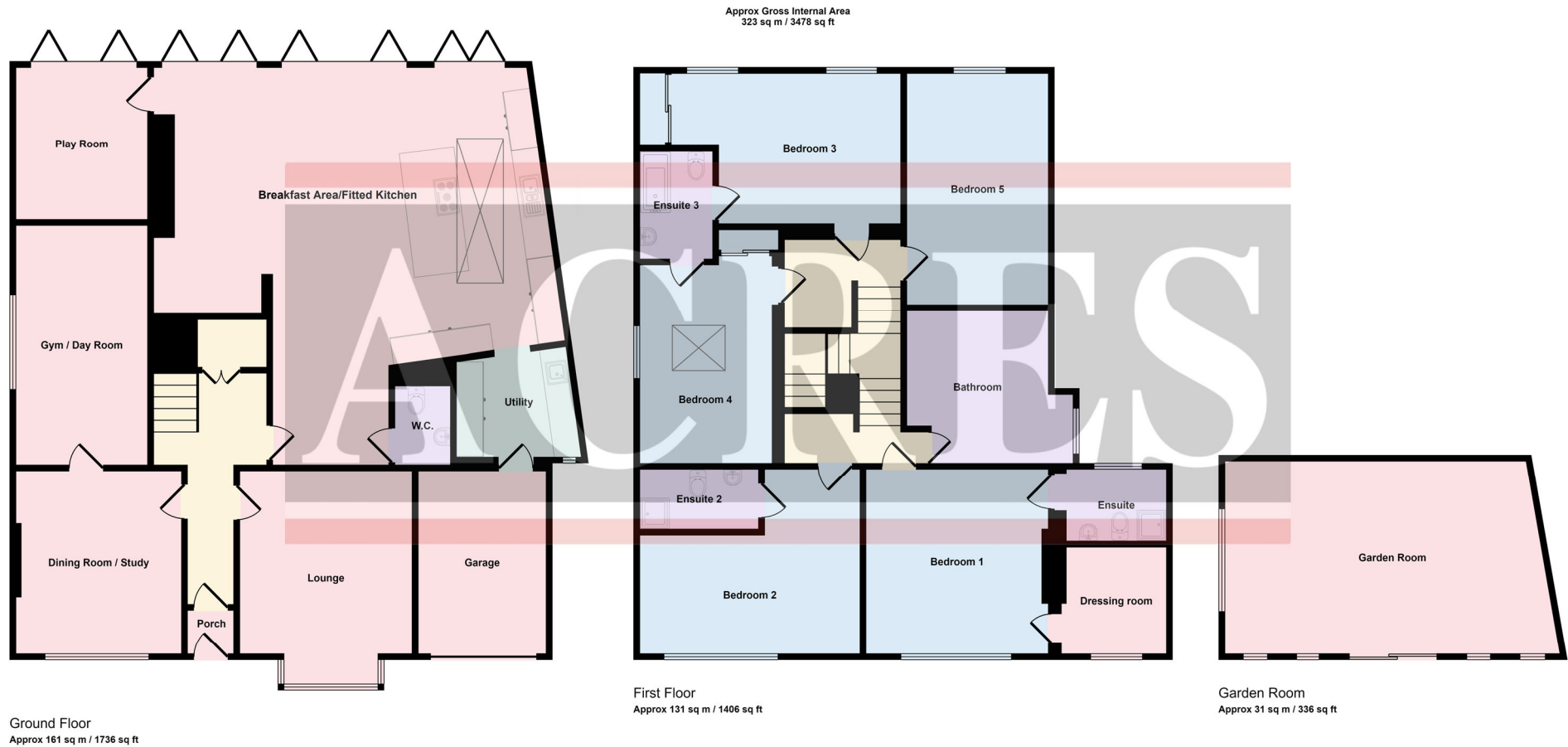
GARAGE STYLE STORE ROOM: 14'4" x 8'1" Door to utility room.

OUTSIDE: Full width large tiled patio with tiles matching the living area giving the flow of inside to outside living and leading to a lawned rear garden with shrubs and timber fencing.

GARDEN ROOM/GAMES ROOM: 24'9" x 14'3" Five PVC double glazed windows to side with further double glazed window to front, double glazed patio doors to garden, underfloor heating and solar panels to power the heating system, light and power point.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		