



**451 LICHFIELD ROAD, FOUR OAKS B74 4DJ**  
**PRICE GUIDE—£895,000**





This highly deceptively spacious, extended, much improved and well presented, freehold, detached family home is set in a prime, central, sought after location just a short stroll from both the Cross City rail line and has a local bus service readily available, Four Oaks provides access to well regarded schooling for all ages and additionally offers an array of shops and restaurants at Mere Green. Finished to an exacting specification this spacious family home offers the security of an alarm system and is complemented by PVC double glazing and gas central heating (both where specified). To fully appreciate the property on offer, it's true proportions and thoughtfully designed accommodation, we highly recommend an internal inspection.

Briefly comprising, welcoming reception hall, guests cloakroom/w.c., lounge with feature fireplace, dining room, study/playroom, substantial rear open plan family room combining dining area both with wide roof lanterns above, in turn opening to the property's comprehensively fitted breakfast kitchen having substantial central island, utility room. To the first floor there are five bedrooms, the master having fitted wardrobes and a white en-suite shower room, additionally there is a well appointed family bathroom. Having a garage/store room, there is a landscaped rear garden having an elevated, composite decking area and an approximate, southerly rear aspect.

Set back from the roadway behind a four car block paved driveway, a multi locking front door with obscure, double glazed insets open to:

**RECEPTION HALL:** Obscure window to front, tiled floor, contemporary radiator.

**GUESTS CLOAKROOM/W.C.:** Matching white suite comprising low flushing w.c., vanity wash hand basin with base unit beneath, tiled splashbacks and floor.

**ATTRACTIVE LOUNGE:** 16'0" max x 12'4" min x 11'10" Deep PVC double glazed bay window to front, 'Minster' style fireplace with matching hearth and mantle and central, coal effect, living flame gas fire, two double radiators, timber stained and glazed doors open to:

**DINING ROOM:** 12'6" x 11'10" Two radiators, timber stained double, wooden sliding doors, open to:

**STUDY/PLAYROOM:** 8'7" x 5'7" max x 5'0" min PVC double glazed window to front, radiator.



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
 Contact : 0121 323 3088 fouroaks@acres.co.uk





**SUPERB, COMPREHENSIVELY FITTED BREAKFAST KITCHEN  
COMBINING FAMILY ROOM: 33'7" max x 21'2" min x 22'0" max x  
9'6" min**

**FAMILY/DAY ROOM:** PVC double glazed window to rear, wide double glazed roof lantern over central seating area, open plan to:

**FAMILY BREAKFAST ROOM:** Double glazed bi-fold doors to rear, wide double glazed roof lantern over space for table, open plan to:

**FITTED BREAKFAST KITCHEN:** Substantial, central island unit providing four space breakfast bar having quartz top in turn with high gloss, handleless units beneath, integrated wine cooler and flush fitting induction hob with central extractor unit. There is a comprehensive range of additional matching units to both base and wall level including drawers, 'Schock' sink set in to further co-ordinating worktops with upstands, elevated stainless steel triple ovens, integrated microwave plate warming draw, integrated larder style fridge and freezer, dishwasher, tiled floor with underfloor heating throughout kitchen/family room.

**UTILITY ROOM: 8'8" max x 6'0" min x 5'7"** Single bowl sink unit set into work surfaces, additional fitted wall and base units all co-ordinating to kitchen, recess for washing machine, tiled floor, door to garage.

**STAIRS TO LANDING:** Radiator, retractable ladder gives access to loft.

**BEDROOM ONE: 13'9" max x 12'0" min x 11'9" plus door recess.** Two PVC double glazed windows to front, two radiators, double and single fitted wardrobes having sliding doors.

**EN-SUITE SHOWER ROOM:** PVC double glazed obscure window to side, matching white suite comprising shower cubicle, glazed splashscreen, wide vanity wash hand basin with base units beneath, low flushing w.c., chrome ladder style radiator, complementary tiling to walls and floor.

**BEDROOM TWO: 16'9" max x 12'4" min x 10'9"** Deep PVC double glazed bay window to front, radiator.

**BEDROOM THREE: 13'0" x 12'0"** PVC double glazed window to rear, radiator.

**BEDROOM FOUR: 11'0" x 9'4"** PVC double glazed window to rear, radiator.

**BEDROOM FIVE: 7'9" x 7'5"** PVC double glazed window to front, radiator.



**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.







**FAMILY BATHROOM:** Two pvc double glazed obscure windows to rear, matching white suite comprising feature bath, wide vanity wash hand basin with base unit beneath, low flushing w.c., enclosed separate shower cubicle with glazed splash screen, complementary tiling to walls and floor, chrome ladder style radiator.

**GARAGE:** 15'10" max x 11'6" min x 8'2" max x 5'4" min (please check the suitability of this garage for your own vehicle) Electric up and over door, pressurised hot water cylinder.

**OUTSIDE:** Wide composite decking with downlighters and outside feature lighting, glazed panels and stainless steel hand rail overlooks and attractive, lawned rear garden flanked by borders having shrubs and bushes, further feature lighting, timber fencing, two further patio areas, under decking storage area, outside tap.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: E







Approx Gross Internal Area  
201 sq m / 2165 sq ft



Ground Floor  
Approx 117 sq m / 1257 sq ft

First Floor  
Approx 84 sq m / 908 sq ft

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

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.