



**48 BELWELL LANE, FOUR OAKS, B74 4TR**

## OFFERS AROUND - £950,000

This delightful, exceptionally attractive, imposing, freehold, detached family home, is set in a prime, central and sought after location, just a short stroll from Sutton Park, where you will find beautiful scenery and relaxing walkways. Mere Green shopping centre with its host of facilities, restaurant and further amenities, is set close by, furthermore the property provides access to highly sought after schooling for all ages.

Well presented and much improved, this charming property is enhanced by its mature plot, generous garden and in & out driveway. Complemented by gas central heating and pvc double glazing (both where specified), the property additionally features an electric car charging point and security alarm, furthermore excellent transport links are readily available including a local bus services and access to the Cross City rail line. To fully appreciate the property on offer, its host of features, style and character, we highly recommend an internal inspection.

Briefly comprising enclosed porch, opening to a welcoming reception hall having contemporary oak panelling, in turn having a guests cloakroom/wc off. A generous through lounge/dining room provides a relaxing family room, additionally there is a substantial dining room. The heart of the property can be found in its delightful, extended, comprehensively fitted breakfast kitchen, with a central island and a range of integrated appliances, this open plan room additionally features a family seating area and dining area. To the side you will find twin lobby's, incorporating a laundry area.

Access to the first floor is gained via an easy tread, return stairway, having feature leaded light window set to side. A generous landing gives access to four bedrooms, the master having fitted wardrobes and an en-suite shower room, with bedrooms two and three having box rooms off, both currently being fitted with desk style tops providing study areas, however with the potential to be converted to a further en-suite shower room. There is a well appointed white, family bathroom and separate wc. Bedroom three additionally offers a stairway leading to a boarded loft having twin double glazed windows to rear. Set to the side is a tandem double garage.

Set back from the roadway behind a multi-vehicular, block paved in & out driveway, flanked by laurel hedges, there is an electric car charging point. An oak doorway with glazed inset opens to:

**FULLY ENCLOSED PORCH:** Door to:



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**RECEPTION HALL:** 10'2" x 9'9" Three quarter height oak panelling, cloaks/ storage cupboard.

**GUESTS CLOAKROOM/WC:** Pvc double glazed obscure window to side, matching white suite comprising low flushing wc, wall hung wash hand basin.

**IMPOSING, SPACIOUS LOUNGE:** 25'6" x 13' Pvc double glazed window to front, three large double radiators, wide double glazed patio door and window to rear garden, coal effect living flame fire set on a marble hearth having matching surround/mantle.

**DINING ROOM:** 15'3" max / 13' min x 13' Pvc double glazed square bay window to front, two double radiators.

**FITTED BREAKFAST KITCHEN COMBINING FAMILY ROOM:**

29'1" max / 11' min x 17'10" max / 11'3" min

**Family Area:** Pvc double glazed double French doors to rear/patio, double radiator, open plan to:

**Dining Area:** Pvc double glazed obscure window to side, double radiator, open plan to:

**Comprehensively Fitted Breakfast Kitchen:** Pvc double glazed window to rear with further double glazed double French doors to patio, one and a half bowl sink unit set into sweeping rolled edge work surfaces having tiled splash backs, there is a comprehensive range of fitted units to both base and wall level including pan drawer units, elevated stainless steel oven having separate grill, integrated microwave and dishwasher, recess for American style fridge/freezer, central island unit having further work top and base units providing a three space breakfasting area, tiled floor having under floor heating, a further focal point of the room is its feature vaulted ceiling having three inset double glazed windows.

**SIDE LOBBY COMBINING LAUNDRY AREA:** 17'4" x 3'9" Window to side, plumbing for washing machine, door to:

**SIDE PASSAGEWAY:** 26'6" x 3'10" Pvc double glazed windows to side, two built-in storage cupboards/rooms.

**RETURN STAIRS TO LANDING:** 18'6" max / 15'2" min x 9'10" max / 7' min Deep secondary glazed leaded light window to side, radiator.

**BEDROOM ONE:** 15'10" x 13' max / 11'2" min Pvc double glazed square bay window to front having fitted dressing table, together with drawers, two single wardrobes, two double wardrobes with sliding doors, two double radiators.



**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.





**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, bowl wash hand basin with base unit beneath, low flushing wc, tiled splash backs, radiator.

**BEDROOM TWO:** 14'6" x 12'9" Pvc double glazed window to rear, radiator.

**BOX ROOM:** 7'1" x 4'1" Pvc double glazed window to rear, fitted 'desk style top'.

**BEDROOM THREE:** 13' x 11' max / 8'8" min Pvc double glazed window to front, two double fitted wardrobes with central dressing table and drawers, stairs off.

**BOX ROOM:** 9'8" x 4'3" Pvc double glazed window to front, fitted 'desk style top'.

**BEDROOM FOUR:** 11'5" x 11' Pvc double glazed window to rear, radiator, double built-in wardrobe.

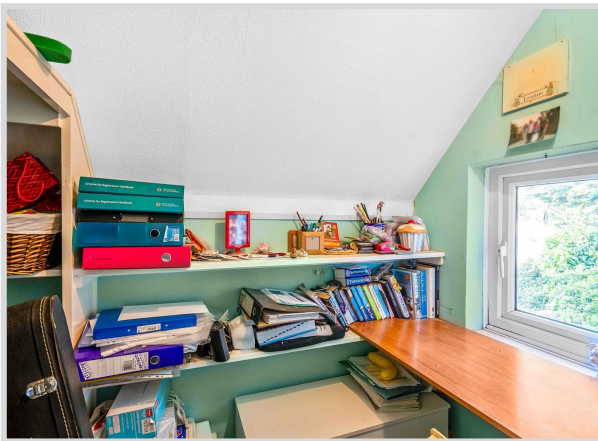
**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, matching white suite comprising 'P'-shaped bath having glazed splash screen and shower over, vanity wash hand basin with base unit beneath, double radiator, tiling to walls, large airing cupboard.

**SEPARATE WC:** Pvc double glazed obscure window to side, white low flushing wc, vanity wash basin with base unit beneath, radiator, half height tiling to walls.

**STAIRS TO LOFT:** 20'2" x 11'4" Set off bedroom three having two deep double glazed Velux windows to rear, being boarded, with low level door providing access to eaves.

**SIDE TANDEM DOUBLE GARAGE:** 32'6" x 8' Door to rear garden, inspection pit (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Shaped paved patio areas open to a substantial, lawned rear garden, flanked by borders having mature shrubs, bushes and trees.



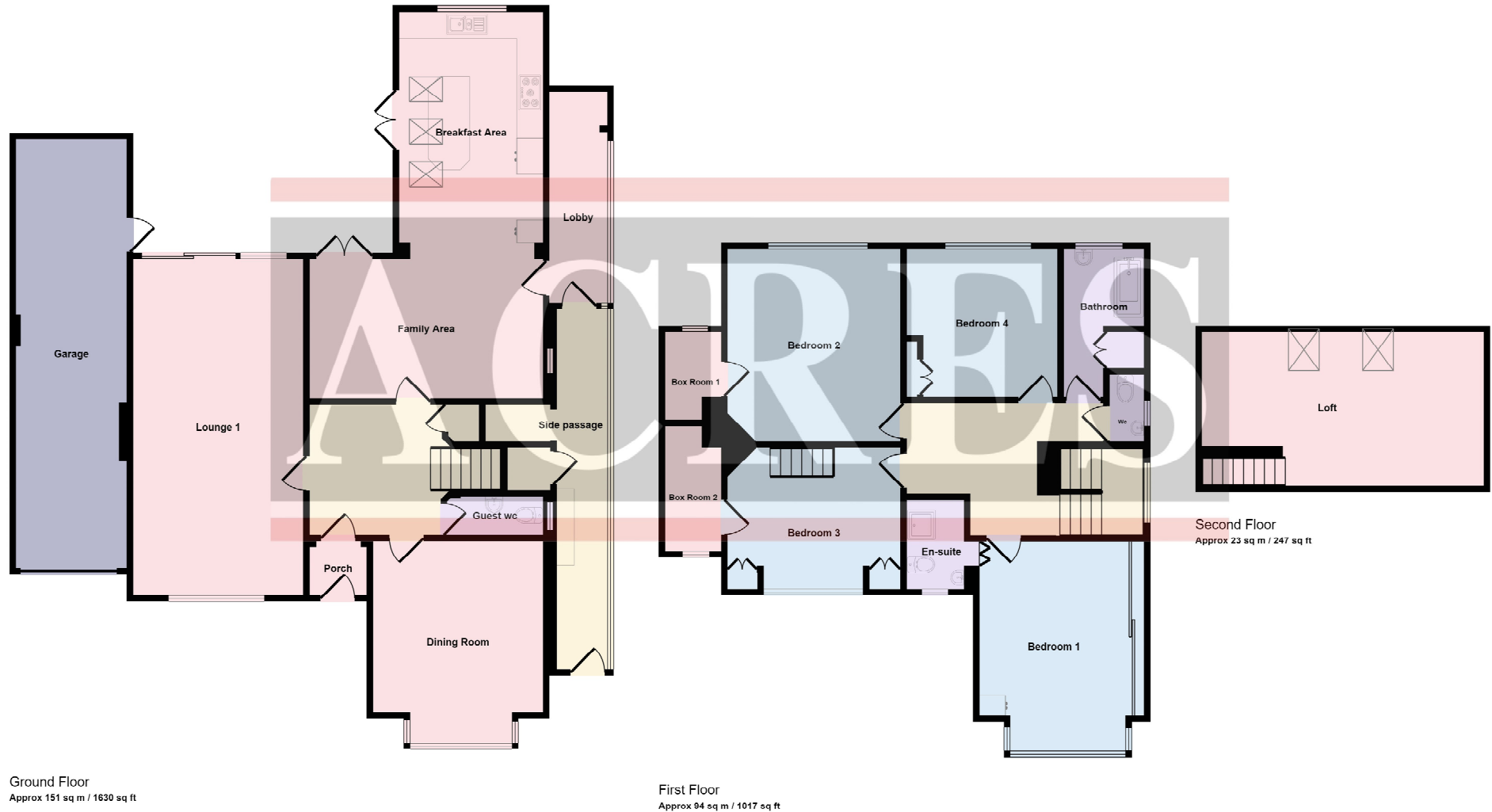
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax Band: G



Approx Gross Internal Area  
269 sq m / 2894 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 may not look like the real items. Made with Made Plans v 2.0

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.