



4 THE MOORLANDS, FOUR OAKS PARK, B74 2RF

OFFERS AROUND - £1,595,000

This individually designed, imposing, highly deceptively spacious, freehold, detached family home, is set in an exclusive, prime, residential location, off Hartopp Road, upon the prized Four Oaks Park.

Finished to an exacting specification, the highlight is the property's host of features, the property also offers the security of an alarm system, gated driveway, gas central heating and double glazing. Set in an elevated position, overlooking the tree lined aspect of Sutton Park, ease of access to the park is provided by a pedestrian right of way close by.

Four Oaks enjoys a range of restaurants, shops, cafes and further facilities in Mere Green, furthermore there are excellent public transport facilities readily available, including access to the Cross City rail line at Four Oaks station. Additionally there is access to the road links including the Midlands motorway network and Toll Road. Four Oaks Park enjoys excellent leisure facilities including access to Four Oaks Tennis Club, together with Four Oaks Squash Club. To fully appreciate the property on offer, it's host of features, substantial accommodation, spacious proportions and outstanding presentation, we highly recommend an internal inspection.

Briefly comprising fully enclosed porch, deep, welcoming reception hall having guests cloakroom/wc off, spacious lounge with twin directional log effect stove, dining room, hobby room/optional bedroom six, fitted study/den, comprehensively fitted breakfast kitchen opening to family sitting area, in turn having utility room off. A feature stairway provides access to a cosy snug. To the first floor there are five bedrooms, the master having dressing room and en-suite shower room, furthermore bedroom two once more offers an en-suite shower room facility. Additionally there is well appointed family bathroom. Set to the side and rear there are mature private gardens and enclosed gated parking is provided to the fore.

Set back from the roadway behind an enclosed fore garden with security entry system to a pedestrian gateway, there is a lawned area flanked by shrubs and bushes. Access is gained to the property via a multi-locking front door opening to:

FULLY ENCLOSED PORCH: 10' x 3' Double glazed windows to fore, feature timber stained door to:





DEEP, WELCOMING RECEPTION HALLWAY: 30'6" max / 17'1" min x 9'2" max / 3'10" Double glazed windows to front, limestone floor tiling, cloaks/storage cupboard, walk-in cloaks cupboard with limestone floor tiling and opening to boiler room housing central heating boiler.

GUESTS CLOAKROOM/WC: Vanity wash hand basin with base unit beneath, low flushing wc, limestone floor tiling.

ATTRACTIVE, SPACIOUS LOUNGE: 18'6" x 18' Two pvc double glazed windows to rear, further double glazed patio doors opening to patio having an elevated, tree lined aspect overlooking Sutton Park, feature twin facing log effect living flame stove style gas fire, set into recess.

DINING ROOM: 13'1" max x 12'1" max Pvc double glazed window to rear, twin facing log effect living flame stove style fire, limestone flooring, double doors open to:

COMPREHENSIVELY FITTED BREAKFAST KITCHEN/DAY ROOM: 28'4" max / 9'9" min x 18'10" max / 13'2" min Double glazed patio doors to garden having elevated tree lined aspect overlooking Sutton Park, wide central feature island unit having inset sink and boiling water tap, sweeping granite work surfaces, together with fitted base units, four space peninsular fitted granite top breakfast table, together with separate three space breakfast bar, there is a comprehensive additional range of fitted units to both base and wall level in a high gloss handleless finish, incorporating integrated fridge/freezer and dishwasher, elevated electric oven with side microwave, flush fitting hob, being open plan to Family/Day Room Area: Double glazed windows to front, space for sofas, circular stairway leading to lower ground.

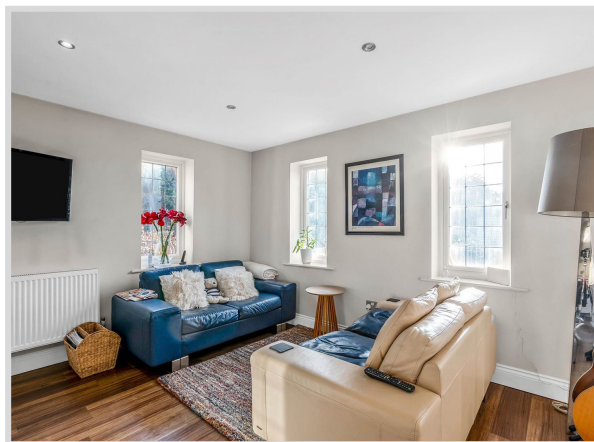
UTILITY ROOM: 10'1" x 5'1" Pvc double glazed window, single bowl sink unit set into granite work surfaces, further matching wall and base units, recesses for appliances.

FAMILY ROOM/SNUG: 19'2" max / 13'10" min x 18'2" max / 12'1" min Approached via a circular stairway off the breakfast kitchen, having three double glazed windows to front, limestone tiled flooring.

STUDY/DEN: 8'6" x 8'4" Feature double glazed window to side, fitted desk together with a range of units to both base and wall level including drawers.

HOBBY ROOM/OPTIONAL BEDROOM SIX: 16'1" x 12'9" Pvc double glazed window to rear, oak flooring.

FEATURE CURVED RETURN STAIRS TO LANDING: Three double glazed skylights.



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 SUITE: Dressing/Sitting Room: 13'4" max into wardrobes x 13'2" max Double glazed patio doors to side opening to balcony styled area, single and two double fitted wardrobes, space for dressing table/sofa, opening to:

Bedroom: 13'11" x 12'4" Pvc double glazed window to front, two further double glazed Velux windows to side.

EN-SUITE SHOWER ROOM: 13'6" x 6' Double glazed window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, heated towel rail.

BEDROOM TWO: 14'5" min x 13'4" max Double glazed patio doors to a balcony styled area, double built-in wardrobe.

EN-SUITE SHOWER ROOM: 8'4" x 3'10" Pvc double glazed window to rear, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing wc, heated towel rail.

BEDROOM THREE: 13' max x 13'1" min excluding wardrobe Pvc double glazed window to rear, two double built-in wardrobes.

BEDROOM FOUR: 13'3" x 12'6" min excluding wardrobes Pvc double glazed window to side, two double fitted wardrobes.

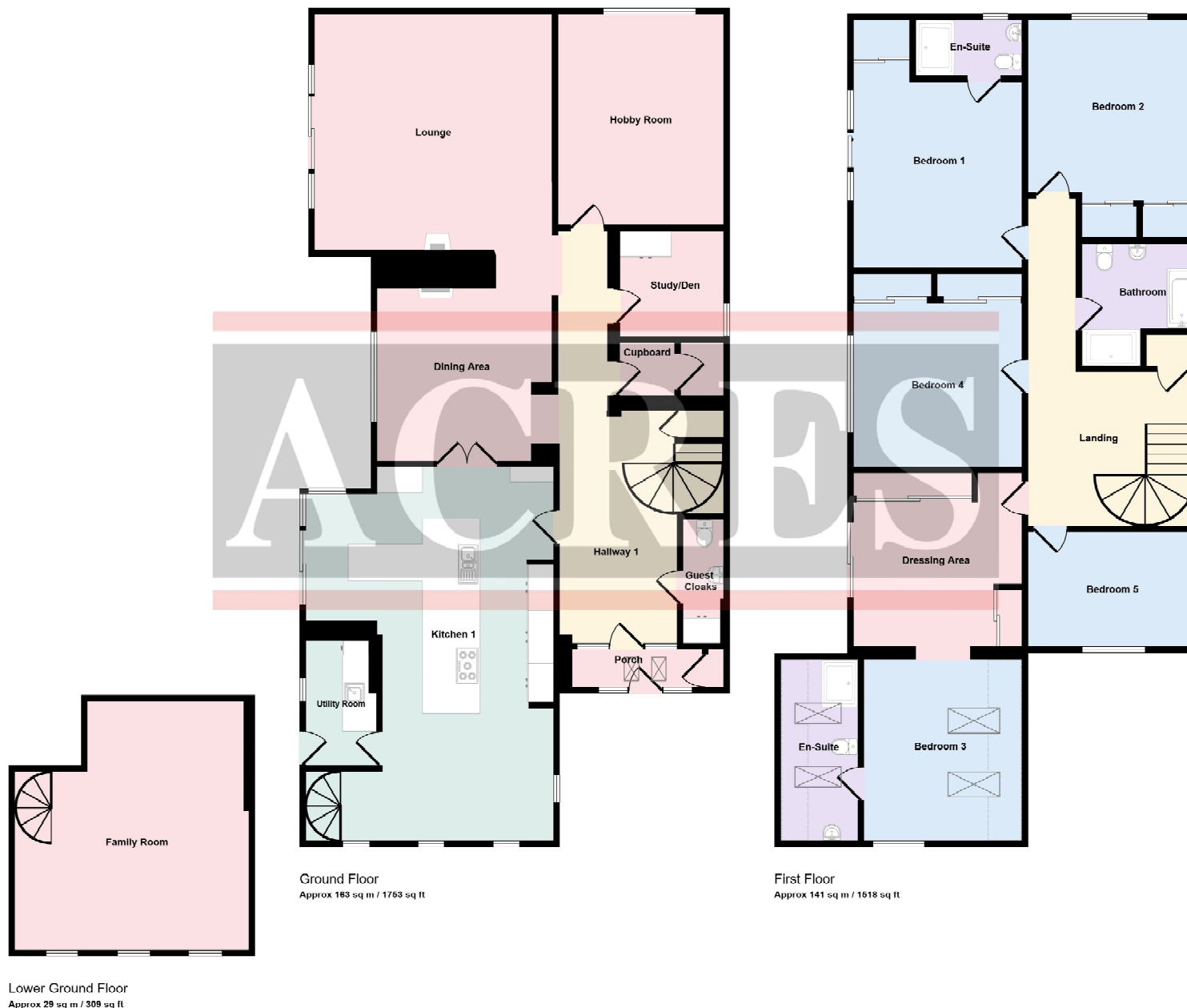
BEDROOM FIVE: 12'11" x 8'9" Pvc double glazed window to front.

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching well appointed white suite comprising bath, wall hung wash hand basin with base unit beneath, low flushing wc, enclosed separate shower cubicle with glazed splash screens, contemporary tiling to walls and floor, built-in bathroom TV, heated towel rail.

OUTSIDE: Patio area opening to a lawned rear garden flanked by mature shrubs and bushes, offering a high degree of privacy, additionally there are further flower beds, shrubs, bushes and a vegetable garden, together with a further lawn styled low maintenance area, once more flanked by mature shrubs and bushes, set to the front there is a delightful, feature, decorative turret with opening.

MULTI-VEHICULAR PARKING: Set to the fore, having remote controlled gates accessing The Moorlands.





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

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.