



2 LE MORE, FOUR OAKS, B74 2XY

OFFERS OVER - £800,000

This most attractive, imposing, freehold, detached family home, is set in a prime, central and sought after location, off Four Oaks Road, opposite Hartopp Road. Accordingly it is positioned just a short stroll from Sutton Park.

Offering excellent road links, together with public transport facilities including access to the Cross City rail line at Four Oaks station, the property is additionally served by well regarded schooling for all ages within the area, as well as having an array of shopping facilities, restaurants, cafes and further amenities at Mere Green.

A substantial family home set in a prime, central and sought after location, the property offers the scope and potential for further alteration, subject to any necessary planning permissions/regulations. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, it's true proportions and accommodation, we highly recommend an internal inspection.

Set back from the roadway behind a wide fore garden, the property is entered via an enclosed porch, opening to a welcoming reception hall. The heart of the property is it's delightful, bright and airy lounge, which features a wide and deep Inglenook fireplace, entertaining is provided by way of a generous dining room having bay window to rear, furthermore there is a fitted breakfast kitchen, side passageway with wc off, together with a potential guests cloakroom/wc off the reception hall.

A return stairway with feature windows provides access to the first floor, where you will find four generous bedrooms, the master suite having a deep recess, furthermore there is a family bathroom and separate wc. The property has a double garage with electric door and a secluded, southerly rear garden.

Set back from the roadway behind a lawned fore garden with shrubs and bushes, there is a twin car, block paved driveway providing off road parking. Pvc double glazed double doors open to:





FULLY ENCLOSED PORCH: Pvc double glazed obscure windows to front, obscure glazed door to:

WELCOMING RECEPTION HALL: Obscure window to front, radiator.
Cloakroom: Obscure window to side, wash hand basin, further deep under stairs storage area (offering the potential to be converted to a guests wc)

IMPOSING, SPACIOUS LOUNGE: 17'9" max / 14' min x 16'2" max / 14' min Pvc double glazed bow window to fore, further pvc double glazed windows with central double glazed double French doors to garden, wide, deep Inglenook fireplace having further pvc double glazed windows to side and central inset, log effect living flame gas fire, on a deep hearth with timber beam over.

DINING ROOM: 14'1" max / 12'2" min x 14' Pvc double glazed bay window to rear, further double glazed window to side, double radiator, Minster style stone fireplace with matching hearth and mantle.

BREAKFAST KITCHEN: 15'4" x 10'9" max / 9'6" min Two pvc double glazed windows to rear, single bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of fitted units to both base and wall level including drawers, integrated stainless steel oven having separate grill in turn having gas hob above with matching extractor canopy over, fitted microwave, integrated dishwasher and fridge, space for breakfast table, radiator, tiled floor. **Pantry cupboard:** Having shelving and window to side.

LAUNDRY ROOM: Window to rear, Belfast sink, plumbing for washing machine.

DEEP SIDE PASSAGEWAY: 27'7" x 9'3" max / 4' min Pvc doors to front and rear having double glazed insets, two wall units, two built-in store rooms, door to garage.

ADDITIONAL SEPARATE WC: White low flushing wc.

RETURN STAIRS TO LANDING: Pvc double glazed windows to fore and side set on half landing, further pvc double glazed window to front, deep airing cupboard.

BEDROOM ONE: 18'3" max / 14' min x 16'3" Pvc double glazed windows to front and rear, wide deep recess having further double glazed windows to side, two double and two single built-in wardrobes, fitted dressing table with drawers, 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.





BEDROOM TWO: 18'5" max / 15'6" min x 14' Pvc double glazed bay window to rear, further double glazed window to side, built-in wardrobe, wash hand basin.

BEDROOM THREE: 15'5" max / 12'5" min x 13'4" Pvc double glazed window to rear, double radiator, two double fitted wardrobes with central dressing table having drawers and cupboards over.

BEDROOM FOUR: 10'6" x 9'6" Pvc double glazed window to rear, radiator.

BATHROOM: Pvc double glazed obscure window to rear, matching cream suite comprising bath having shower over, glazed splash screen, vanity wash hand basin having three double base units beneath, radiator, tiling to walls and floor.

SEPARATE WC: Pvc double glazed obscure window to side, low flushing wc.

DOUBLE GARAGE: 16'7" x 15'5" Remote controlled electric garage door (Please check the suitability of this garage for your own vehicle)

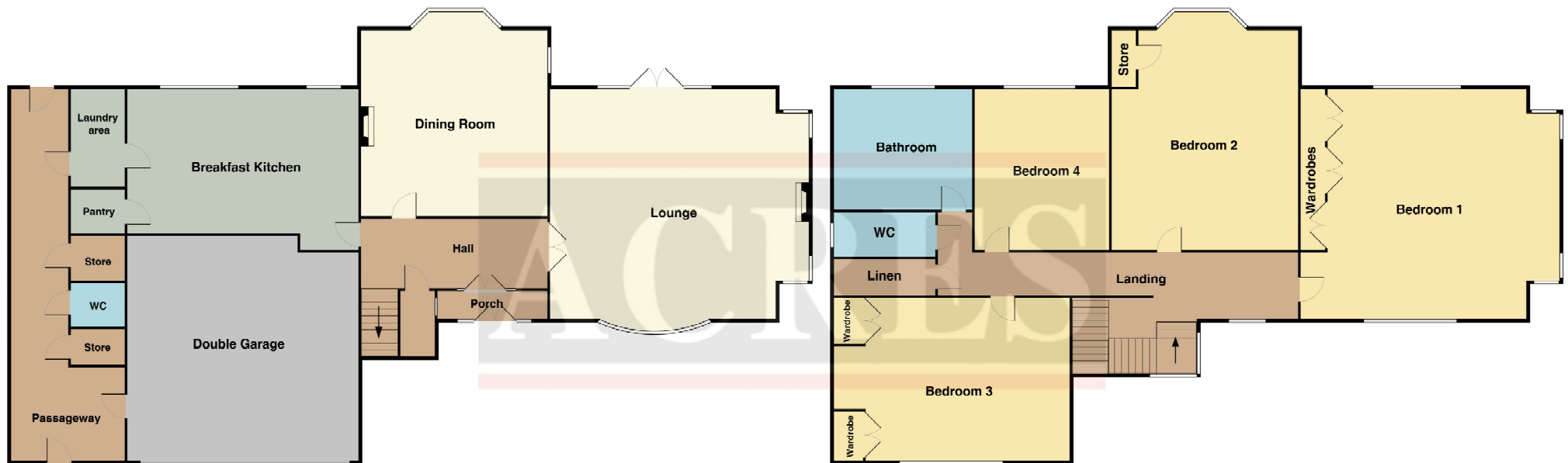
OUTSIDE: Patio area to a lawned rear garden having mature shrubs, bushes and hedges, being of an approximate southerly aspect.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Le More, Four Oaks



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.