



22 SILVER BIRCH COPPICE, FOUR OAKS, B74 4NA



## OFFERS OVER - £1,000,000

This quite exceptional, greatly improved and significantly enlarged detached family home has undergone significant renovation and enlargement and now provides exacting, contemporary living. The accommodation offers pvc double glazing and gas central heating (both where specified), feature internal wooden doors, has the security of an alarm system and is set on a mature private plot having a secluded garden with feature covered pagoda, together with enjoying a hot tub spa. Set in a delightful cul-de-sac off the highly regarded Knighton Road, the property is therefore ideally placed for Four Oaks Infants and Junior School and is well served within the area by public transport links including buses and the Cross City rail line.

Being set within only a few hundred metres of Sutton Park, the well proportioned substantial accommodation briefly comprises deep reception hall having double doors opening to a superb lounge with white feature fireplace, a separate dining/family play room, fitted dining kitchen incorporating a family sitting area, having a range of fitted units, appliances and central island. There are four generous bedrooms, the master having a feature vaulted ceiling and being open to a well appointed en-suite bathroom; additionally there is a well appointed family bathroom with separate shower and integrated TV, a utility room and garage with electric door. All of which to fully appreciate, we highly recommended an internal inspection.

Set back from the roadway behind a part block paved driveway with lamp post, there is multi vehicular parking and access is gained to the accommodation via:

**RECESSED PORCH:** Part obscure 'crystal' double glazed door opens to:

**DEEP, WELCOMING RECEPTION HALL:** Radiator, wood flooring.







**SUPERB LOUNGE:** 20'5" x 20'4" max/19'1" min Pvc double glazed bow window to fore, double radiator, wide inset pebble style feature fire with TV recess over, wood flooring.

**DINING/FAMILY PLAY ROOM:** 16'2" max / 12' min x 9'6" max / 6'9" min Pvc double glazed window to fore with fitted shutters, radiator, wood flooring.

**FITTED DINING KITCHEN/FAMILY ROOM:** 26'6" x 19'1" max/15'2" min Full width bi-folding doors to rear, central island unit having Belfast sink and a range of fitted units beneath including integrated fridge and baskets, further range of complementary matching units to base and wall level including drawers with granite work surfaces, elevated stainless steel double oven, fitted gas hob with glazed splash backs, integrated dish washer, space for breakfast/dining table and further seating area with space for sofa, central large pvc double glazed roof lantern, two radiators, wood flooring.

**INNER HALLWAY:** Pvc double glazed square bow window to fore, radiator, feature recessed display, wood flooring.

**MASTER BEDROOM:** 20'3" max / 13'10" min x 16'6" Four pvc double glazed deep windows overlooking rear garden, two double radiators, vaulted ceiling with inset LED star lights and further recessed down lighters, Minster style fire surround with inset living flame electric fire, double wardrobe with drawer unit beneath.

**EN-SUITE BATHROOM:** Well appointed white suite comprising large walk in wet room/shower area with glazed splash screen and inset floor drain, having LED mood lighting over, bowl wash hand basin, low flushing WC, chrome ladder style radiator, onyx wall tiling.

**BEDROOM TWO:** 12'10" x 11'8" Pvc double glazed window and central double glazed double French doors to rear, radiator, vaulted ceiling.

**BEDROOM THREE:** 18' max x 9'4" Pvc double glazed window to rear, 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.









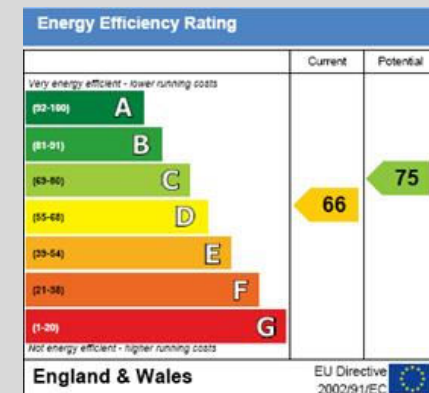
**BEDROOM FOUR: 13'1" x 9'7" plus door recess** Pvc double glazed windows to side and rear, radiator.

**FAMILY BATHROOM: 12'6" x 8'3"** Pvc double glazed window to side, matching white suite comprising free standing bath with waterfall tap set into a recess having inset bathroom TV, wash hand basin, low flushing WC, enclosed shower cubicle with glazed splash backs, complementary tiling to walls and floor, double radiator, chrome ladder style radiator.

**UTILITY ROOM: 14' x 5'2" plus recess** Pvc double glazed bi-folding doors to rear, space for washing machine and dryer, stainless steel style wall and base units, granite work tops, wood laminate flooring, door to:

**GARAGE: 22'4" x 10'9"** (Please check the suitability of this garage for your own vehicle) Electric garage door.

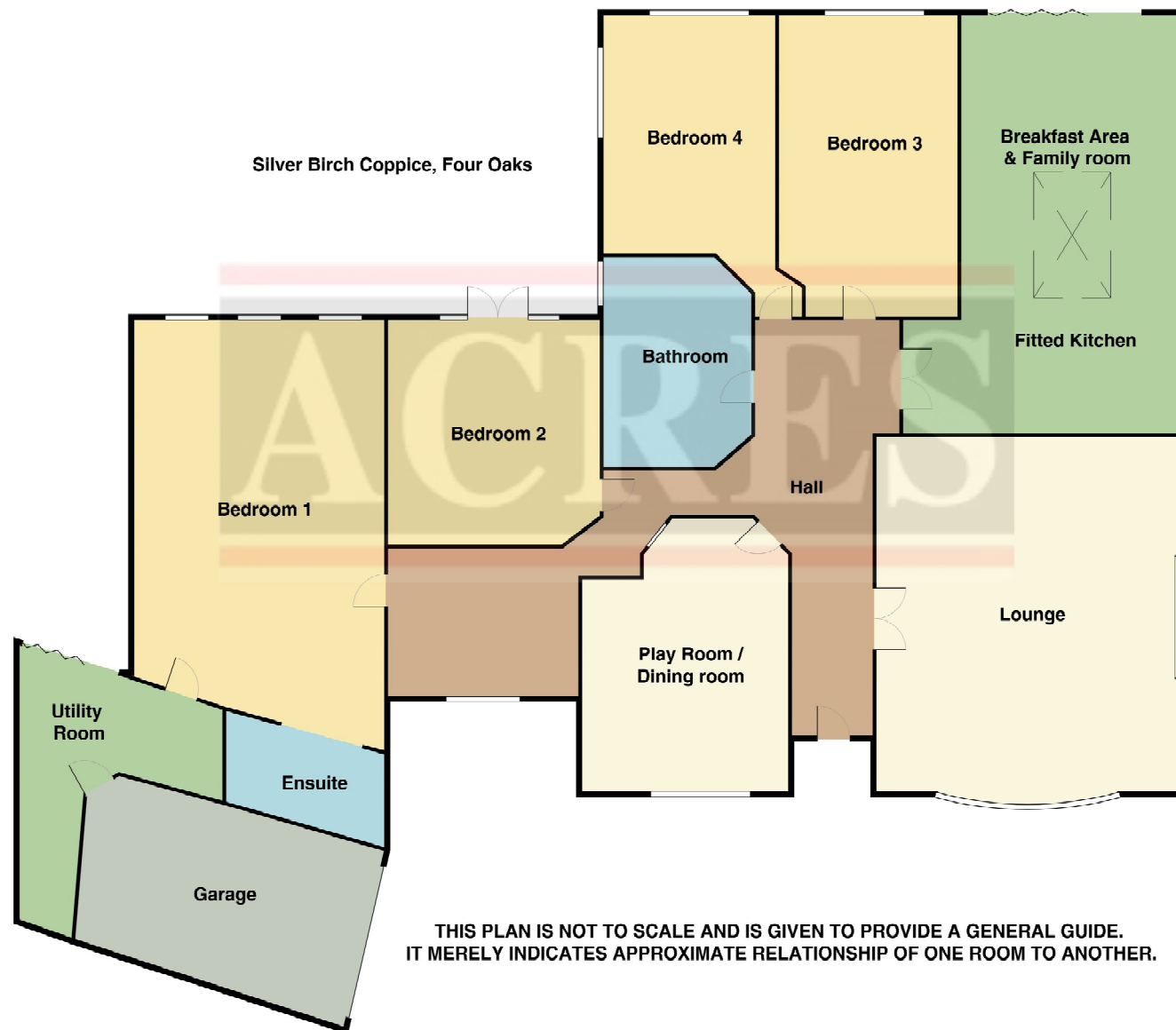
**OUTSIDE:** Ceramic tiled wood style floor set beneath a substantial pitched roof and tiled 'Pavilion' having central light, being open sided and approximately 16' x 16'6" in turn having hot tub spa set to the side with cover. The property has a shaped lawned rear garden flanked by mature shrubs and bushes providing a good degree of privacy.



Council Tax Band: 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.