



2 Park View Road, Four Oaks,
Sutton Coldfield, B74 4PP

**PAUL
CARR**
Estate Agents

EXCLUSIVE & RURAL HOMES

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This wonderful family home is just a short walk to Four Oaks Primary School and is within easy reach of local amenities and Sutton Park. The well-presented accommodation includes a fabulous open plan kitchen with dining and family areas as well as bi-fold doors to a wonderful garden. There is a separate living room, study, utility room, five bedrooms (principal with en-suite), luxurious family bathroom and a superb garden room which is currently being used as a games room and gym.

Come Inside:

Stepping in through the front door, the welcoming entrance hall has stairs rising to the first floor and doors leading to the guest wc, living room, study and open plan kitchen. The delightful living room features a bay window with views over the front, stylish panelling to the walls and coving to the ceiling. The useful study is the perfect place to work from with a window to the front and built-in storage and desk but could be an ideal playroom too. The heart of this wonderful home is the superb open plan kitchen/diner/family room features full width bi-fold doors, flooding the space with natural light and allowing a seamless transition from inside out to the excellent patio and rear garden. The kitchen area is fitted with a range of modern base and wall units with a generous island unit with in-built sink. A range of quality appliances includes twin ovens, combination microwave/oven, warming drawer, wine fridge, dishwasher and fridge/freezer. Doors lead to the integral garage and to the boot room and utility room. To the first floor are five generous bedrooms and the family bathroom. The principal bedroom enjoys views over the rear garden and benefits from a stylish en-suite shower room with walk-in shower, low level wc and wash hand basin. The luxurious family bathroom features both a free-standing bath and a walk-in shower, low level wc and wash hand basin.

Come Outside:

To the front is a generous block paved driveway with plenty of space for off road parking. To the rear, the landscaped garden features a contemporary patio with steps leading down to a lawn with mature planted borders. To the rear of the garden is the superb garden room which is currently being used as a games room and gym but would make a fantastic home office.







THIS HOUSE MAY CONTAIN PROSECCO

EM WORK	
MON 9:30-12	
TUE 2-3 5-8	
WED 2:30-3:45pm	
THUR 3-2 4:5	
SAT 8-12	
Breakfast	
Steak and eggs	
Dinner	
Yoghurt, fruit, cereal, milk	
Lunch	
Soup	
Tuna salad	
Chicken	





























Additional Information

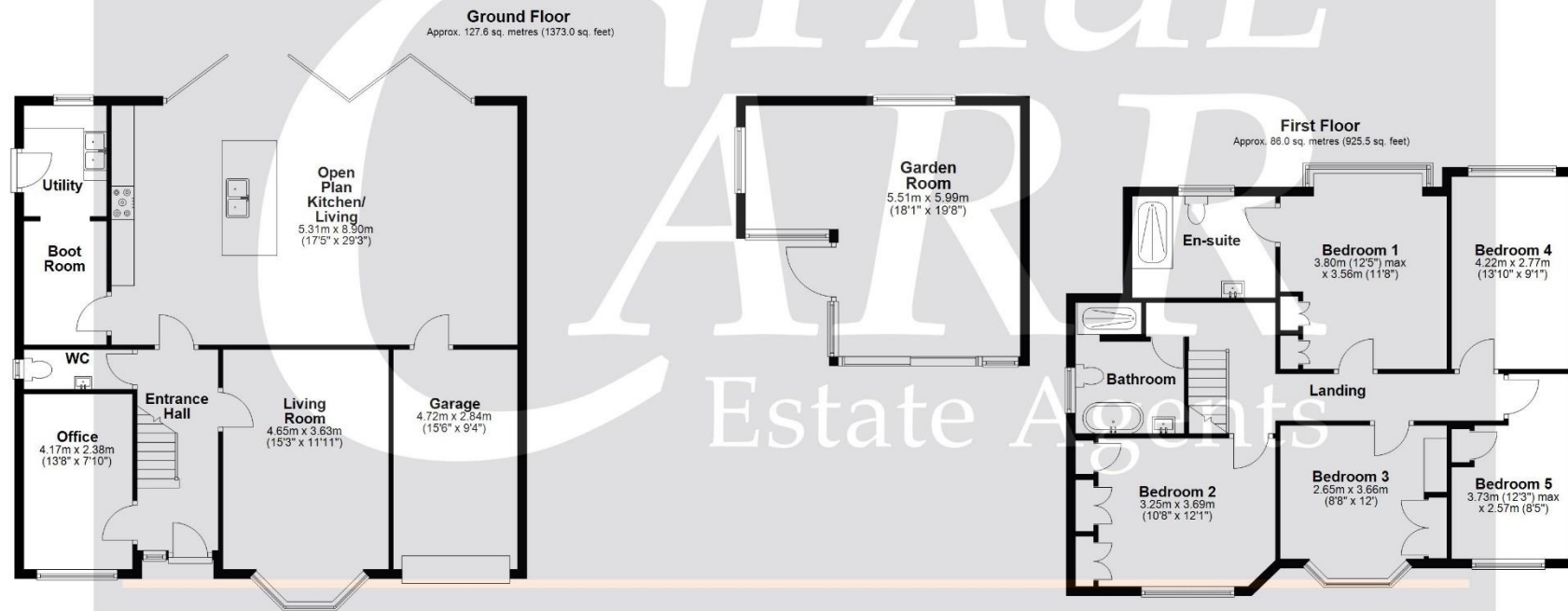
Freehold

EPC Rating

TBC

Council Tax Band

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Total area: approx. 213.5 sq. metres (2298.5 sq. feet)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.
Plan produced using PlanUp.

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