



Hook Hill Road
Four Oaks, Sutton Coldfield

Hill Hook Road

Sutton Coldfield



Lovett&Co. Estate Agents are delighted to offer for sale this stunning five bedroom detached family home, custom built in 2022 and finished to the highest of standards throughout.

Set over three floors the property offers an abundance of space for large families, with a contemporary open plan ground floor design which comprises a front lounge, and rear living area which incorporates the kitchen (with Bosch integrated appliances), as well as further sitting and dining areas. The entrance hallway, utility and guest WC complete the ground floor.

The five double bedrooms are set over top two floors along with two family bathrooms, as well as two en-suites to the two principle bedrooms. The master bedroom also features a Juliet balcony overlooking the rear garden.

Externally, there is parking on the driveway to the front for at least two vehicles, plus a substantial south facing private rear garden with patio and lawn areas ideal for entertaining guests and for families and pets to play. The rear outbuilding is fully insulated, with electric, mains water and drainage, ideal for use





as a studio, garden room or office, and potential to fully convert into an annexe with provisions in place for a shower room.

Other key features of the property include: under floor heating throughout the ground floor, UPVC double glazing and gas central heating throughout, Internet network for WIFI and Ethernet connections to all rooms. There is also around 7 years remaining on the NHBC builders guarantee.

Situated in the sought after Sutton Coldfield suburb of Hill Hook, the property benefits from nearby train stations into Sutton and Birmingham, as well as vehicular access to the A38, leading to the M42, M6 and M6 toll roads.

There is also excellent primary and secondary schooling nearby including the highly sought after The Arthur Terry School, as well as amenities such as local shops and supermarkets. Just over the road is Hill Hook nature reserve, perfect for joggers and dog walkers to enjoy.



RECEPTION HALL:

Composite entrance door, luxury Karndean flooring with under-floor heating, recess spot lights, under stairs cupboard ideal for coat and shoes storage as well as housing the Ethernet and router systems, carpeted stairs to the first floor, doors to the lounge, kitchen and guest WC.

GUEST WC:

Modern fitted suite comprising: low level WC, wash hand basin set in drawer unit, spot lighting, Karndean flooring with under-floor heating, window to the front.

LOUNGE:

10' 8" x 17' 4" (3.26m x 5.28m)

Carpeted flooring with under-floor heating, TV & Internet sockets, ceiling light point, window to the front and opening to the rear living area & kitchen.

OPEN PLAN LIVING AREA & KITCHEN:

18' 0" x 23' 2" (5.49m x 7.06m)

Stunning open plan room which incorporates the breakfast kitchen, sitting and dining areas, including bi-fold doors opening to the rear garden, making this a superb room for entertaining, especially in the summer months. The kitchen offers a range of matching wall and base units with cabinets and drawers including Quartz work tops, plus kitchen island with breakfast bar, inset bowl sink with mono tap and instant boiling water tap, integrated Bosch appliances which include the electric oven/grill and combi' microwave oven, induction hob with concealed Hoover extractor fan, Bosch dishwasher, and Hoover wine chiller. The rest of the living area features Karndean flooring with under-floor heating, ceiling spot lights, TV and Internet points as well as a door to the utility.

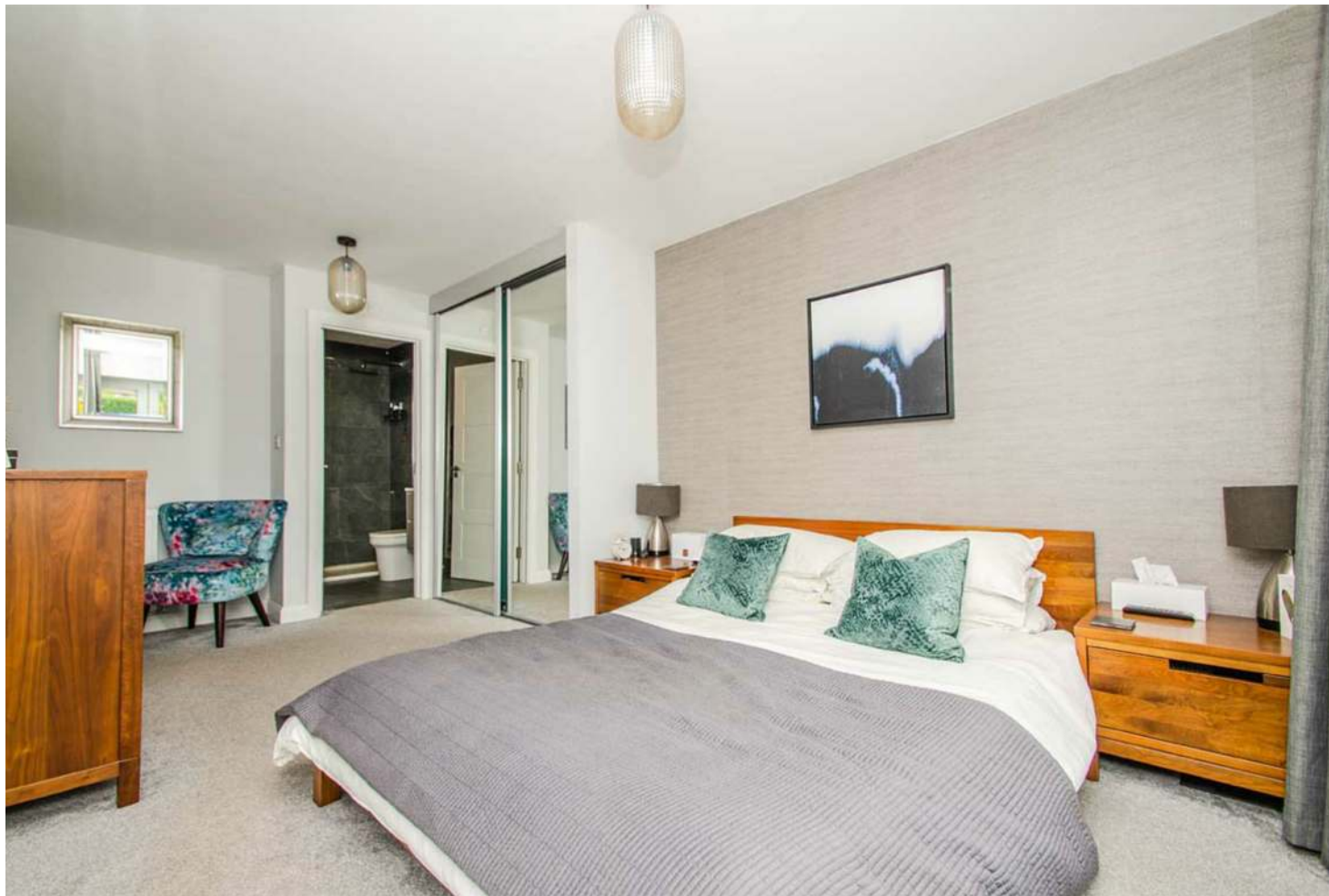
UTILITY:

Fitted units with work tops and space for both a washing machine and dryer, wall mounted Worcester boiler, spot light and Karndean flooring.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and further staircase to the second floor landing.





MASTER BEDROOM:

9' 9" x 16' 8" (2.96m x 5.08m)

Built in wardrobe, carpeted flooring, radiator, ceiling light points, windows and door opening to the Juliet balcony, door to the en-suite.

EN-SUITE:

Fully tiled suite comprising: walk in shower cubicle, low level WC, wash hand basin set on drawer unit, spot lights, extractor fan, heated towel rail and window to the side.

BEDROOM TWO:

7' 11" x 11' 4" (2.41m x 3.45m)

Recess with space for a wardrobe, carpeted flooring, ceiling light point, radiator, window to front and door to the en-suite.

EN-SUITE:

Fully tiled suite comprising: walk in shower cubicle, low level WC, wash hand basin set on drawer unit, spot lights, extractor fan, heated towel rail and window to the front.

BEDROOM THREE:

7' 10" x 12' 10" (2.40m x 3.90m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.



FAMILY BATHROOM:

White suite comprising: bath with shower above and screen, wash hand basin set on drawer unit, low level W/C, wall tiling, tiled flooring, heated towel rail, spot lights and extractor.

SECOND FLOOR LANDING:

Carpeted flooring, spot lights, window to the side, doors to the two further bedrooms and bathroom.

BEDROOM FOUR:

18' 0" x 9' 0" (5.48m x 2.75m)

Carpeted flooring, ceiling light points, radiator, large dormer window to the rear.

BEDROOM FIVE:

8' 4" x 13' 0" (2.53m x 3.95m)

Carpeted flooring, ceiling light point, radiator, window to the side and half height door to the eaves storage space.

BATHROOM:

White suite comprising: bath with shower attachment, wash hand basin set on cabinet unit, low level W/C, wall tiling, tiled flooring, heated towel rail, spot lights and extractor.

OUTBUILDING/STUDIO:

12' 4" x 10' 2" (3.75m x 3.10m)

Studio room ideal for use as a home office, garden room, or sitting room, with laminate flooring, Internet points, spot lighting, French doors to the front and door to the large storage cupboard (which has provisions for use as a shower room). The outbuilding is fully insulated and rendered, with full electrics including its own consumer unit, mains water supply and sewerage/drainage.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



