



**PAUL
CARR**
Estate Agents

Ley Hill Road, Four Oaks,
Sutton Coldfield, B75 6TE

£675,000

A much loved 4 bed detached family home offering spacious and versatile accommodation on an impressively generous plot.

Offered with no upwards chain, this well designed house has a natural flow exuding calm within its well thought out spaces.

The welcoming entrance hall has a large built-in floor to ceiling cupboard and leads to a bright and airy living room situated at the front of the property. From the living room there are double doors to a separate dining room. This provides an ideal space for entertaining and family meals. Glass double doors from the dining room open into the conservatory, at the rear of the property. From here you have wonderful views of the large, well-stocked garden, in a relaxing space which can be enjoyed throughout the year.

The kitchen breakfast room can be reached from both the hall and the dining room. It is spacious and well designed with a good range of fitted units and plenty of room for a table. Adjacent to the kitchen is a large utility with doors to the back garden and garage. The large garage gives you secure parking, storage and a useful work bench. A separate WC off the hall completes the downstairs accommodation.

An L shaped staircase leads to a large landing off which are four good-sized bedrooms, the family bathroom with bath and separate shower, airing cupboard and floor to ceiling storage cupboard. The master bedroom overlooks the garden and has a built-in wardrobe and vanity unit. All the other bedrooms have built in wardrobes offering a wealth of easy to use storage.

At the front of the house there is a large driveway with space for 2 cars, a well-kept lawn, flower borders and a stunning wedding cake tree. The rear garden is beautifully designed with well-defined areas of lawns, patio and borders containing established shrubs and trees. Altogether offering an excellent outdoor space for families and gardening enthusiasts. The garden could easily accommodate a house extension if that was desired, subject to the necessary planning.

With its wide plot and detached position, in a highly sought after location, this is a rare opportunity to acquire a home with fantastic potential. Having been cherished for many years it is now ready for new owners to create their own lasting memories and take it into its next chapter.

For commuters, Four Oaks railway station offers regular and direct services to Birmingham, Lichfield, and Sutton Coldfield, making it an ideal location for those needing easy access to surrounding areas.

The property is well placed for highly regarded schooling, including Arthur Terry Secondary School, and Coppice Primary School. The natural beauty of Sutton Park is also within easy reach.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737 or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Porch

Hall

Living Room 5.59m (18'4") x 3.66m (12')

Dining Room 4.55m (14'11") x 3.71m (12'2")

Conservatory 4.17m (13'8") x 3.66m (12')

Kitchen 5.94m (19'6") x 5.48m (18')

Utility 4.55m (14'11") x 2.46m (8'1")

WC 1.37m (4'6") x 0.90m (2'11")

Garage

Landing

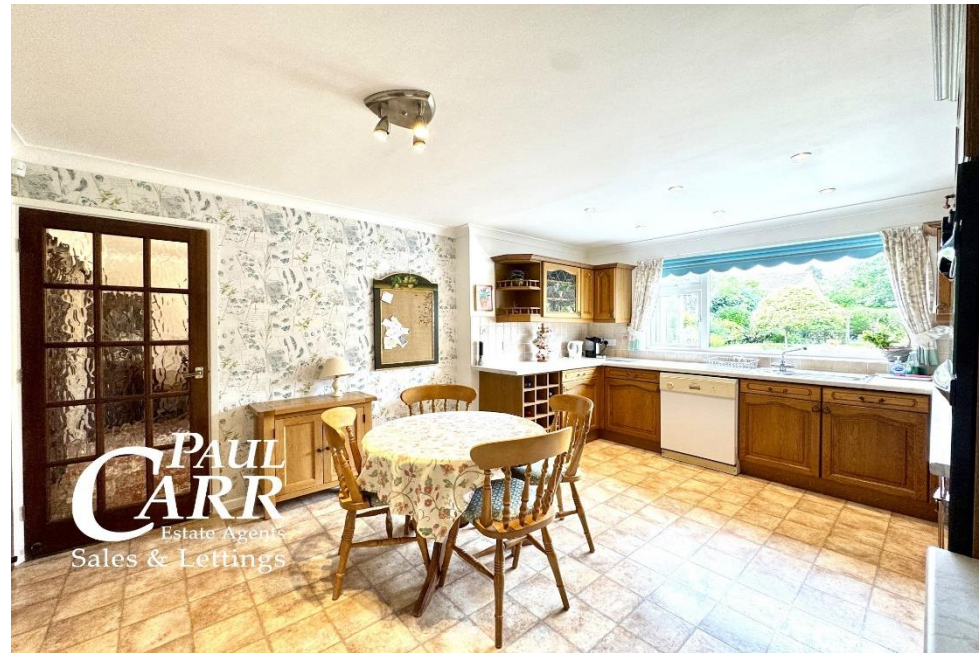
Bedroom 1 4.90m (16'1") x 3.66m (12')

Bedroom 2 3.63m (11'11") x 3.07m (10'1")

Bedroom 3 3.20m (10'6") x 2.62m (8'7")

Bedroom 4 3.63m (11'11") x 2.26m (7'5")

Bathroom 2.39m (7'10") x 2.36m (7'9")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

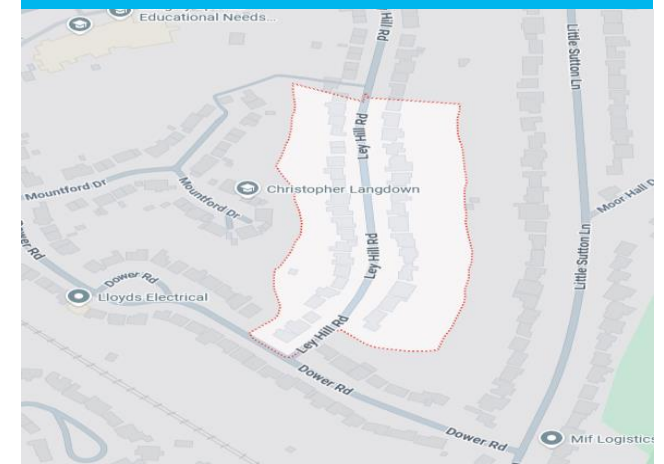
Energy Performance Rating



Total area: approx. 224.9 sq. metres (2421.2 sq. feet)

This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

www.paulcarrestateagents.co.uk

