



LICHFIELD ROAD, FOUR OAKS, B74 4FD
OFFERS AROUND £1,050,000



Set within an exclusive private estate in the heart of Four Oaks, Plot 2 Barley Court is a truly exceptional four-bedroom detached freehold family home, bespoke in both design and finish. One of just five individually crafted residences, this stunning new-build development epitomises luxury living, seamlessly combining striking contemporary architecture with sophisticated interiors and the convenience of nearby town amenities.

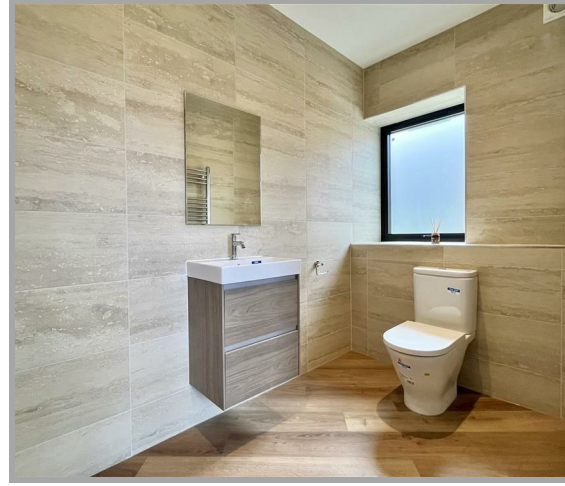
Designed to create an immediate visual impact both internally and externally, no stone has been left unturned in the creation of this outstanding home. Plot 2 enjoys a unique position within the development, distinguished by the inclusion of a dedicated study/home office, offering valuable flexibility for modern family living and remote working requirements.

Four Oaks remains one of the region's most desirable residential locations, renowned for its excellent schooling, abundance of local amenities, transport links and nearby recreational facilities.

Constructed to an exceptional specification, the property benefits from an energy-efficient air-source heat pump system, providing underfloor heating throughout the ground floor and radiators to the first floor, together with PVC double glazing throughout.

The accommodation is entered via an impressive and spacious reception hall, setting the tone for the quality found throughout the home. A stylish family lounge provides an elegant retreat, whilst the magnificent open-plan breakfast kitchen, dining and family area forms the heart of the property, perfectly designed for entertaining and everyday living. A separate study/home office, utility room, guest cloakroom/WC and dedicated plant and water tank room further enhance the practicality of the ground floor layout.

To the first floor, four generously proportioned double bedrooms offer superb family accommodation. The principal bedroom enjoys the luxury of a contemporary en-suite shower room, whilst a beautifully appointed family bathroom serves the remaining bedrooms.



**49 Walmley Road, Walmley, Sutton Coldfield, West
Midlands, B76 1NP**

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Approached via a private road, the development benefits from secure automatic vehicle and pedestrian gates, creating an exclusive and private setting. A private driveway provides ample off-road parking, whilst the rear garden has been thoughtfully landscaped with a generous lawn and patio areas, ideal for outdoor dining, entertaining and family enjoyment.

Combining bespoke design, exceptional craftsmanship and a highly sought-after Four Oaks address, Plot 2 Barley Court represents a rare opportunity to acquire a truly distinctive new-build family home.

Set back from the road behind a gated, private tarmac drive, a multi-vehicle drive is provided, a side garden area offers young shrubs and a block paved path gives access to the home via a PVC double glazed door into:

Entrance hall: doors open to guest cloakroom/WC, water tank room, utility and office/study, double doors open to a family lounge and glazed double doors open to a fitted breakfast kitchen through dining area.

Family lounge: PVC double glazed windows to fore and to side, space for complete lounge suite, underfloor heating, double doors open back to entrance hall.

Fitted breakfast kitchen through dining and family area: PVC double glazed windows, bifolding and patio doors open to rear garden, contrasting wall and base units with integral full line fridge and freezer, smart oven and grill, edged work surfaces with electric hob having extractor canopy over, Franke sink and mixer tap, under wall unit lights, space for dining table and chairs as well as family lounging suite, PVC double glazed obscured windows to side, underfloor heating, glazed double doors back to entrance hall.

Utility: PVC double glazed obscured window to side, matching base with recesses for washing machine and dryer, underfloor heating, door back to entrance hall.

Office/study: PVC double glazed obscured window to side, space for complete office suite, underfloor heating, door back to entrance hall.



TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: New Build Council: Birmingham





Guest cloakroom/W.C.: PVC double glazed obscured window to side, suite comprising floating vanity wash and basin and low-level WC, ladder style radiator, tiled splashback, underfloor heating, door back to entrance hall.

Stairs and landing to 1st floor: doors open to 4 bedrooms and a fully comprehensive family bathroom, skylights over.

Bedroom one: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing and door opens to:

Ensuite shower room: PVC double glazed obscured window to side, suite comprising step-in shower cubicle with glazed sliding door, floating vanity wash hand basin, low-level WC, LED lit vanity mirror, ladder style radiator, tiled splashback, door back to bedroom.

Bedroom two: PVC double windows to rear, space for double bed and complementing suite, radiator, door back to landing.

Bedroom three: PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

Bedroom four: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing.

Fully comprehensive family bathroom: PVC double glazed obscure windows to side, suite comprising shower with splash screen doors, bath, low level w.c. and vanity wash hand basin, LED lit vanity mirror, ladder style radiator, tiled splashbacks, door back to landing.

Rear garden: Paved patio advances from the accommodation and leads to lawn, young shrubs and bushes line the perimeter, with a side lawn leading back down the home and offering a timber gate to drive.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.