

Shelley Drive

Four Oaks, Sutton Coldfield, B74 4YE

John
German





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£875,000

This impressively extended and vastly modernised five bedroom detached family home offers over 2,350 sq ft of generous family living accommodation, combining generous room sizes, modern interiors and a highly sought-after location within Four Oaks.

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This impressive five bedroom detached family home offers over 2,350 sq ft of generous accommodation over two floors and boasts five double bedrooms, three en-suites plus a family bathroom, a dedicated study, extended living room and a superb open plan kitchen/dining/living area. The home sits on a generous plot on Shelley Drive within the popular Blakes Barn development, a highly sought-after location just a very short walk away from Blake Street station. There are a selection of nearby highly regarded local schools, including Four Oaks Primary School, Arthur Terry Academy, Bishop Vesey's Grammar School and Sutton Coldfield Grammar School for Girls. The area has fantastic access to Lichfield, Sutton Coldfield's town centre and Birmingham's city centre via a direct trainline.

Internally, the property comprises of an porch entrance with a front door opening into the light and inviting hallway which has a large Velux skylight, spotlights to the ceiling, tiled flooring, carpeted stairs rising to the first floor landing and doors off into the living room, study, guest cloakroom, dining room and the impressive open plan kitchen/dining/living area.

The study is a versatile reception room fitted with an extensive range of fitted office furniture, great for those looking to work from home, but would also work well as a playroom or snug, with tiled flooring, spotlights to the ceiling and a window to the front aspect.

The extended living room has beautiful Amtico wooden flooring, a surround sound speaker system, dual aspect windows, part vaulted ceiling, spotlights, and a chimney breast housing the feature gas fire and TV.

The heart of the home is the extended open plan kitchen/dining/living area, beautifully finished and cleverly designed to create three zones ideal for living, dining and cooking, with two sets of bi-folding doors opening out to the rear garden, tiled flooring, spotlights to the ceiling, and a door into the utility. The kitchen is fitted with an extensive range of matching wall and base units with granite worksurfaces over, an extensive range of integrated appliances and an island with a breakfast bar and sink, plus three pin and USB sockets.

Upstairs, there are five well-proportioned double bedrooms, with the largest three benefiting from their own modern en-suite shower rooms. The other two bedrooms are serviced by the contemporary family bathroom.

Outside, to the front of the property is a tarmac driveway providing ample off-road parking for five-six vehicles, a lawned garden, and access into the extended detached double garage which has an electric roller door, power and lighting. To the rear of the home is a superbly presented landscaped garden, with a large paved patio seating area perfect for hosting and entertaining, a lawn area, a variety of plants, trees and shrubs, and a garden store at the side. The property also comes complete with a superb garden studio, with bi-folding doors, two Velux skylights, laminate wooden effect flooring, spotlights to the ceiling, a bar and a self-contained under floor water heating system to allow all year round use. Please note, some of the bar items are available by separate negotiation.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Birmingham City Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30072026

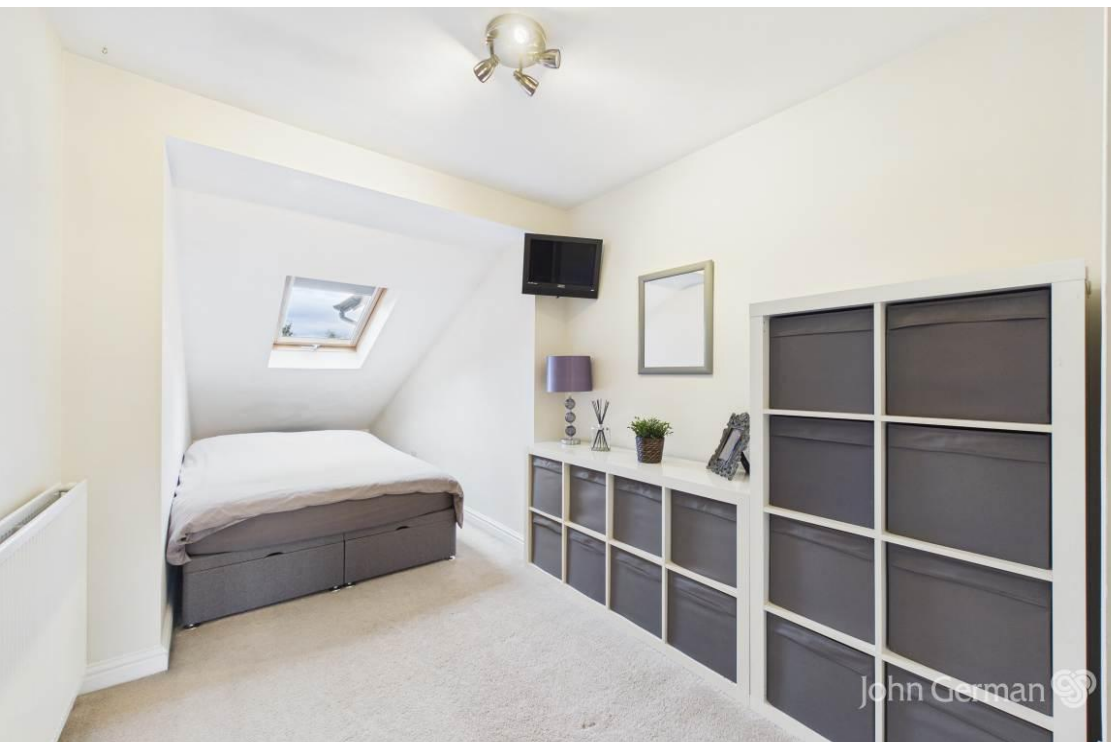
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

252 m²

2715 ft²

Reduced headroom

4.7 m²

50 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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