



Lichfield Road, Four Oaks,
Sutton Coldfield, B74 4BZ

£775,000

Set in the very heart of **Four Oaks**, one of the area's most prestigious and sought-after locations, this exceptional Victorian residence dating back to the early 1900s seamlessly blends timeless period elegance with the comfort and versatility of modern family living.

Arranged over three impressive floors, this substantial home offers an abundance of beautifully proportioned accommodation, brimming with original character and charm. From the moment you step through the entrance vestibule, the home makes a striking first impression. A stunning stained-glass door opens into a welcoming hallway with soaring ceilings and rich oak flooring — beneath which lie the original Minton tiled floors, waiting to be revealed and admired.

The ground floor has been thoughtfully arranged for both entertaining and everyday family life. The magnificent living and dining room is bathed in natural light and showcases classic period features, with French doors opening directly onto the rear garden — creating a seamless indoor-outdoor flow. A separate breakfast room and kitchen provide further practicality, while the cosy snug/family room, also with French doors to the garden, offers the perfect retreat. A spacious cloakroom with additional storage completes this level.

The first floor hosts three generous double bedrooms. The principal suite is a true sanctuary, comfortably accommodating a super king-size bed and benefiting from its own ensuite and dressing area. A well-appointed family bathroom with a large corner bath and shower serves the remaining bedrooms.

The second floor continues to impress, offering a spacious landing ideal for a study area, along with two further bedrooms — both fitted with air conditioning. Currently utilised as a home office, bedroom five demonstrates the flexibility this home provides for growing families or those working from home.

Outside, the mature rear garden is a private haven, featuring vibrant rose beds and an expansive patio — perfect for summer entertaining and alfresco dining. To the side, there is exciting potential to extend (subject to the necessary planning permissions). The generous driveway to the front provides ample off-road parking for three or more vehicles.

Ideally positioned within easy reach of the amenities of **Mere Green**, excellent transport links, and highly regarded schools for all age groups, this deceptively spacious period semi-detached home offers an outstanding opportunity to acquire a truly special family residence. Early viewing is highly recommended to fully appreciate the scale, charm, and lifestyle this beautiful home has to offer.



Porch

Hall 30' 4" x 5' 11" (9.24m x 1.80m)

Living Room/Dining Room 27' 8" x 12' 11" (8.43m x 3.93m)

Breakfast Room 10' 11" x 10' 1" (3.32m x 3.07m)

Kitchen 13' 10" x 10' 3" (4.21m x 3.12m)

Sitting Room 9' 11" x 11' 0" (3.02m x 3.35m)

WC 8' 4" x 4' 4" (2.54m x 1.32m)

Landing

Bedroom 1 18' 4" x 10' 7" (5.58m x 3.22m)

En-suite 5' 7" x 5' 0" (1.70m x 1.52m)

Bedroom 2 13' 9" x 6' 8" (4.19m x 2.03m)

Bedroom 3 13' 8" x 10' 2" (4.16m x 3.10m)

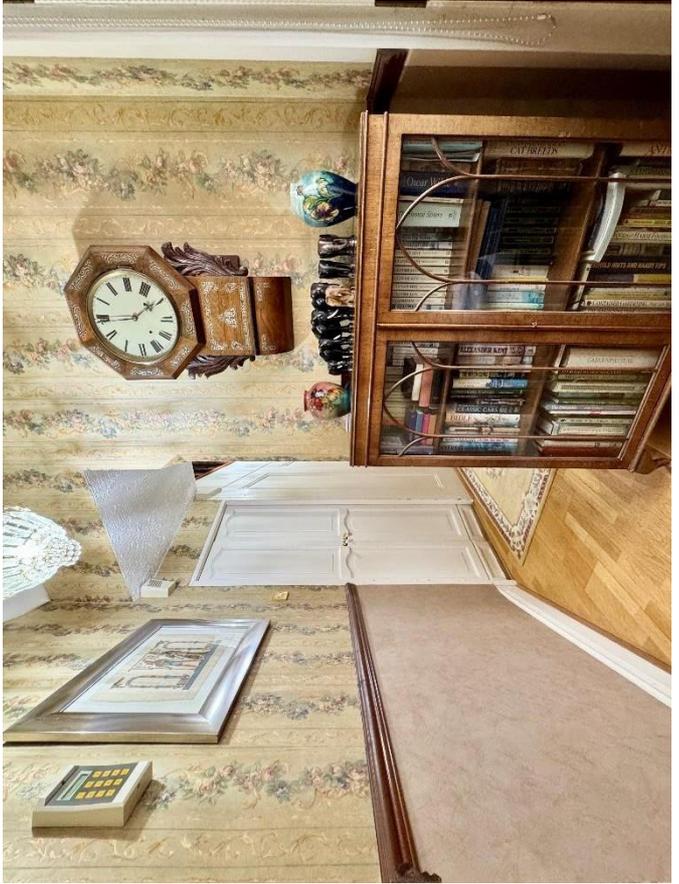
Bathroom 10' 1" x 6' 7" (3.07m x 2.01m)

Landing

Bedroom 5/Office 12' 0" x 11' 8" (3.65m x 3.55m)

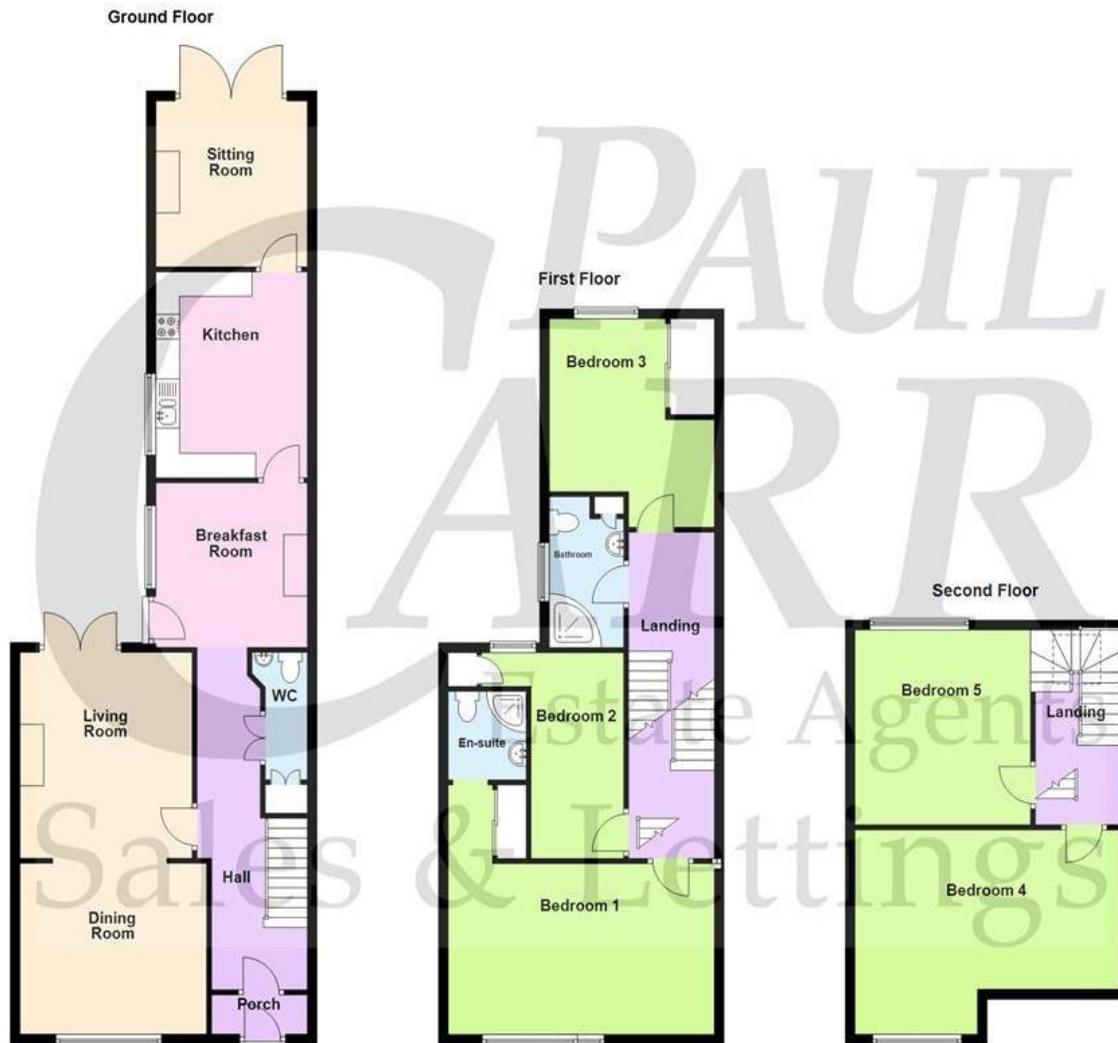
Bedroom 4 18' 5" x 11' 8" (5.61m x 3.55m)





Floor Plan

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

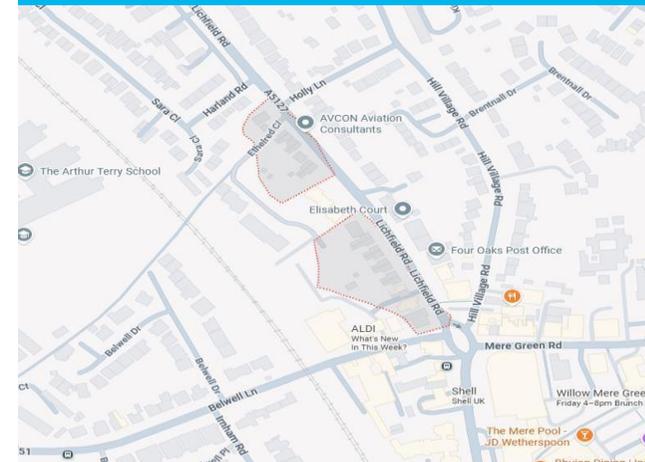


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Plan produced using PlanUp

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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: