

ACRES
Collection



454 LICHFIELD ROAD, FOUR OAKS, B74 4EL

OFFERS OVER - £1,300,000

This substantial and imposing, detached family home is superbly positioned within the heart of Four Oaks, one of Sutton Coldfield's most desirable and well-regarded residential locations. The property is set just a short stroll from the Cross City railway line at Butlers Lane, providing excellent commuter links, and is similarly well placed for the excellent array of shopping facilities, cafés and restaurants available within Mere Green. The area is also particularly well served by highly regarded schooling for all ages, making this an ideal setting for family living. The property benefits from pvc double glazing and gas central heating (both where specified), with an array of original, character features and is set upon a generous deep, mature plot. Furthermore, the layout lends itself perfectly to extended family living, having the advantage of a self-contained coach house, together with a separate ground floor home office/studio apartment, complete with its own kitchenette and en-suite shower room.

The main residence is entered via a welcoming reception hall which provides access through the property from front to rear. There is a generous, well-proportioned lounge, together with a substantial dining room featuring a wide inglenook fireplace. In addition, there is a rear sitting room, offering further versatile living space. The accommodation is complemented by a breakfast room which opens through to a fitted kitchen, with a useful utility room off. To the first floor of the main house, there are five bedrooms, together with a family bathroom and separate WC. The master bedroom suite is enhanced by a vaulted ceiling.

The property further benefits from a self-contained "Coach House", which includes a ground floor lounge area with stairs rising to the first floor, where there is a kitchen, bedroom and shower room. A versatile self contained studio apartment/office is also featured, having its own kitchenette and bathroom. This is a rare opportunity to acquire a home of such scale, character and versatility, and internal inspection is highly recommended to fully appreciate the proportions, scope and potential on offer.

Set back from the roadway behind a multi-vehicular, tarmac driveway, flanked by mature shrubs, bushes and trees, access is gained to the property via pvc double glazed double doors opening to:

FULLY ENCLOSED PORCH: Pvc double glazed windows to front, the property is entered via a front door having obscure glazed insets opening to:



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WELCOMING THROUGH RECEPTION HALL: 27'7" max / 17'6" min x 10'6" max / 5'7" min Obscure windows to fore, part double glazed door to rear, two storage/cloaks cupboards.

GUESTS CLOAKROOM/GROUND FLOOR SHOWER ROOM: Obscure pvc double glazed window to rear, matching white suite comprising low level wc, wash hand basin, enclosed shower area with glazed splash screen, tiling to walls.

SPACIOUS LOUNGE: 20'4" max / 12'4" min x 16'7" max / 11'10" min Pvc double glazed window and wide double glazed bay window to fore, marble fire surround with matching hearth, inset gas fire, period style wooden surround.

IMPOSING SUBSTANTIAL DINING ROOM: 22'1" max / 18'3" min x 17'9" max / 13'1" min Pvc double glazed bay window to fore, wide Inglenook fireplace having leaded light glazed windows to side, central marble fire recess with matching hearth and feature oak surround, oak flooring and part panelling to Inglenook.

SITTING ROOM: 19'2" x 13' max / 12'2" min Pvc double glazed windows to side and rear with double glazed French door to patio, fireplace with granite hearth.

BREAKFAST ROOM: 15' x 9'10" max / 8' min Pvc double glazed window to rear, log burning stove.

FITTED KITCHEN: 29' max / 10'10" min x 9'9" max / 6' min Pvc double glazed windows to sides and rear, stable door to garden, double drainer sink unit set into sweeping rolled edge work surfaces, there is a comprehensive range of fitted units, space for American style fridge/freezer.

SIDE ENCLOSED COURTYARD: Double doors to fore, open to rear, blue brick flooring.

UTILITY ROOM: 14' x 6'6" Window to side, rolled edge work surfaces, space for appliances.

HOME OFFICE/STUDIO APARTMENT: 17'9" max / 15'7" min x 13'3" max / 10'1" min Pvc double glazed bay window to fore, kitchenette area having sink unit set into work tops and fitted base units, integrated oven having hob above, in turn with extractor over.

SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with double base unit beneath, low level wc, tiling to walls.



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





RETURN STAIRS TO LANDING: Pvc double glazed window to front.

BEDROOM ONE: 23'7" x 18'1" Pvc double glazed windows to fore and rear, feature vaulted ceiling, log burning stove set on a hearth, double and single wardrobes.

BEDROOM TWO: 20'6" max / 12'6" min x 16'10" max / 11'4" min Pvc double glazed window and double glazed bay window to fore, three double fitted wardrobes.

BEDROOM THREE: 23'2" x 13'7" Pvc double glazed windows to fore and rear, five double built-in wardrobes, vanity table recess, wash hand basin.

BEDROOM FOUR: 11'1" x 9'10" max / 8' min Pvc double glazed window to rear.

BEDROOM FIVE: 10'10" x 10' Pvc double glazed window to rear.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, matching white suite comprising bath, wash hand basin, low level wc, separate shower cubicle, tiling to walls.

SEPARATE WC: Pvc double glazed window to rear, white low level wc, wash hand basin, tiling to walls.

SELF CONTAINED COACH HOUSE ANNEXE: Entered via the courtyard having porch area in turn opening to:

LOUNGE: 18'9" x 11'8" Pvc double glazed window to side, stairs off to first floor landing having double glazed window to side.

KITCHEN: 13'10" x 6'6" plus stairs recess Pvc double glazed window to side, single drainer sink unit having fitted base and wall units, rolled edge work surfaces.

ANNEXE BEDROOM/BEDROOM SIX: 14'9" max / 8'9" min x 13'2" max / 10'6" min Pvc double glazed windows to side and rear.

SHOWER ROOM: Pvc double glazed window to side, matching white suite comprising shower cubicle, wash hand basin, low level wc.

OUTSIDE: Lawned rear garden having shrubs and bushes, brick built store.



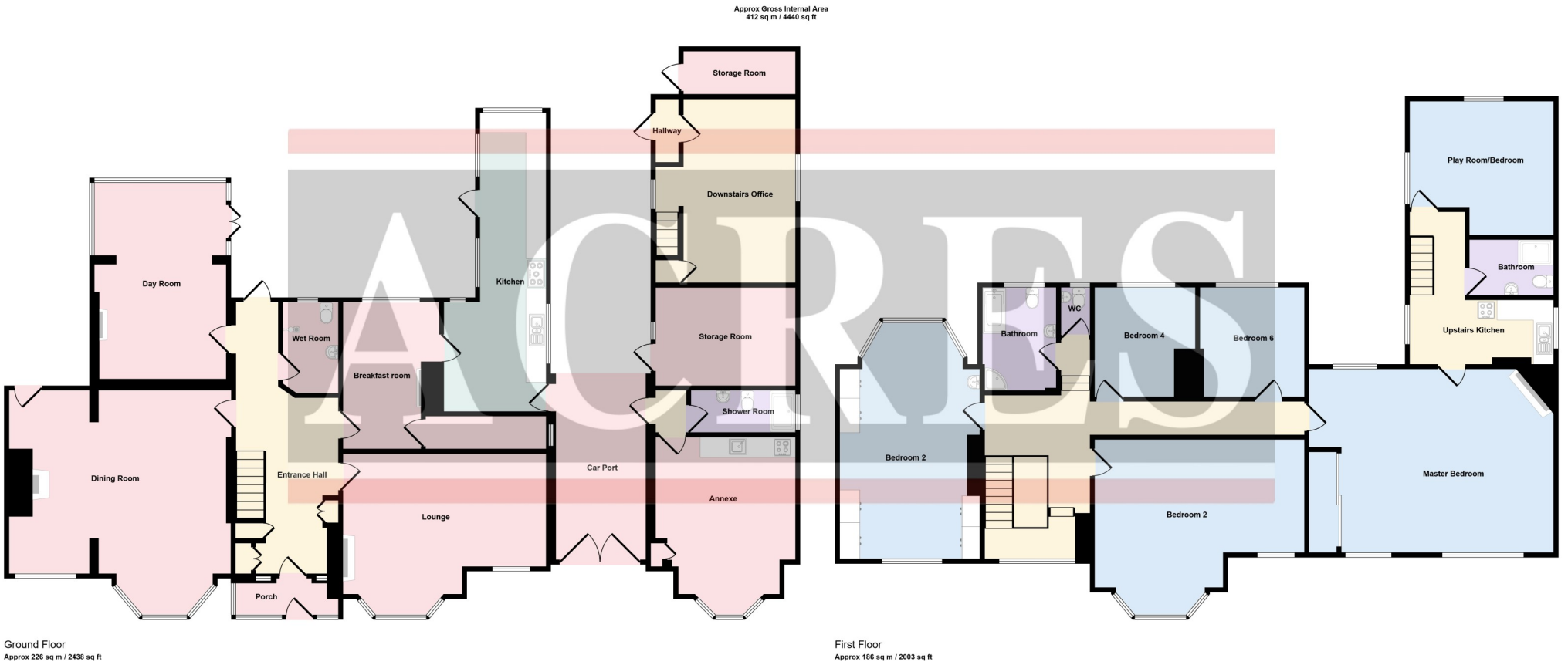


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, fittings or service and so cannot verify they are in working order, fit for their purpose, or within 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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	65 D	
69-80	C		78 C
81-91	B		
92+	A		



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.