



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

**£775,000**

**\*\*\* A RARE OPPORTUNITY\*\*** Coming to the market for the first time in 43 years – This Victorian period home, built in the 1900s is set over three floors making it a perfect example of new modern living yet retaining traditional architecture suited to the location, positioned in one of the most desirable locations within the heart of Four Oaks.

This is a wonderful opportunity to own a home with real character, original features, and generous proportions – perfect for those looking for a spacious family home.

Stepping into the entrance vestibule and hallway with a beautiful stained glass door, you're greeted by high ceilings and oak flooring. Underneath the flooring lies the original minton tiled flooring.

The ground floor offers a large living and dining room, full of natural light and character and with access to the rear garden through French doors, along with a separate breakfast room, kitchen, and a snug/family room also enjoying access to the rear garden through French doors – providing flexible spaces for everyday living. The large cloakroom with separate storage cupboard completes the ground floor accommodation.

On the first floor, there are three double bedrooms, with the principal bedroom boasting a super king size bed, ensuite and dressing area. The family bathroom enjoys a large corner bathtub with shower above and serves the remaining bedrooms. The second floor provides a large landing which could accommodate a desk if desired and two additional bedrooms, both with air conditioning, and bedroom 5 is currently being used as a home office.

The mature rear garden is large with colourful rose beds and enjoys a large patio area to enjoy the sunshine, and to the side of the home there is potential to extend (subject to planning). To the front the driveway enjoys ample off road parking for 3 plus cars.

Set in the Heart of Mere Green within easy reach of the local shops and amenities, close to transport links as well as highly regarded schools for all age groups, this deceptively spacious period semi-detached home must be viewed to appreciate the well planned accommodation on offer.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)







#### 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)



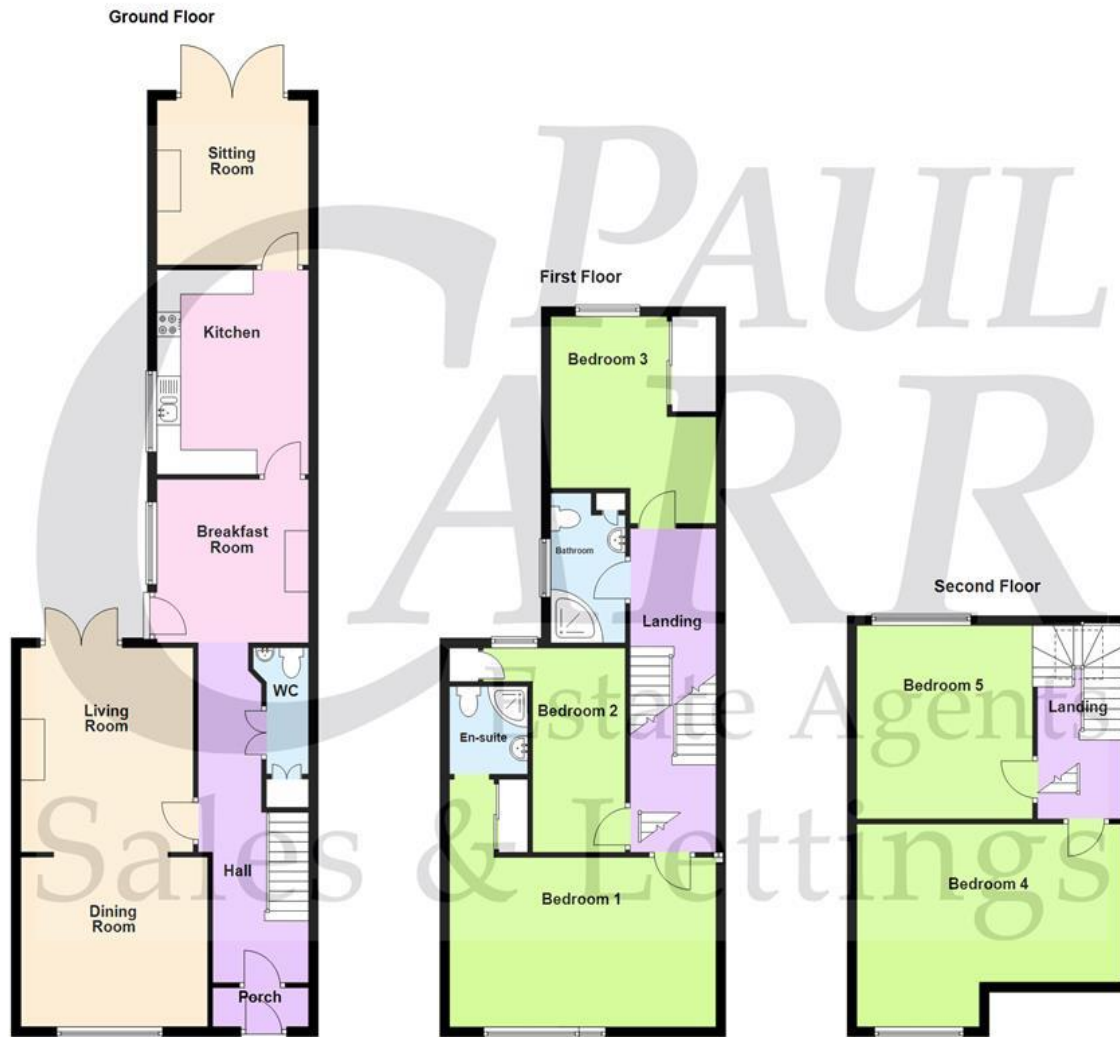






## Floor Plan

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

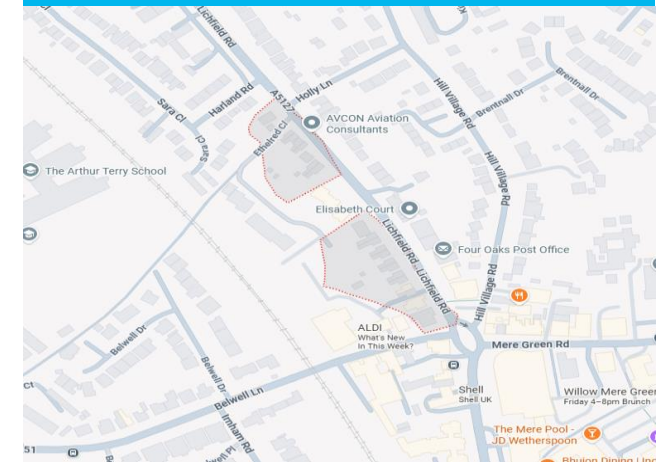


This floorplan is not drawn to scale and is for illustration purposes only.  
Plan produced using PlanUp.

### 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: