



## Lichfield Road

Four Oaks, Sutton Coldfield, B74 4BJ



Sutton Coldfield  
Fine Residential

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A superbly refurbished and immaculately presented five-bedroom detached family residence, offering spacious, high-specification accommodation with exceptional attention to detail, positioned in a highly desirable Four Oaks setting within walking distance of Mere Green and excellent local amenities.

- Highly sought-after location and within walking distance to Mere Green
- Completely remodelled and refurbished to a high specification
- Five well-proportioned bedrooms, three with En Suites
- Luxury bespoke Breakfast Kitchen with integrated Neff appliances
- Open-plan Kitchen/Breakfast and Family Area
- Contemporary Bathrooms with high-quality sanitaryware
- Large well-lit Driveway and Garage with electric door
- Private Landscaped Rear Garden with patio and pergola





Set behind a deep foregarden, the property enjoys an elevated position with an expansive driveway providing generous parking for multiple vehicles with low-level bollard lights evenly spaced out along the boundary, along with access to a substantial garage featuring an electric roller door, power, lighting, gas combi boiler and pressurised water system.

Internally, the property has been meticulously redesigned to create a stylish yet practical family home. The welcoming reception hall features a contemporary inset living flame gas fire with granite hearth, engineered oak flooring and a versatile seating or study area. A well-appointed guest cloakroom and useful understairs storage.

The main lounge is both elegant and comfortable, centred around a marble fireplace with gas coal-effect fire and complemented by a large bay window providing excellent natural light.

Undoubtedly the heart of the home is the outstanding open-plan breakfast kitchen, dining and family area. Expertly designed and installed by L'interieur, this space incorporates an extensive range of sleek contemporary units with Silestone worksurfaces, matching upstands and high-spec integrated Neff appliances including ovens, dishwasher, fridge and separate freezer. A substantial central island with inset five-burner hob, extractor and breakfast bar creates a focal point for both cooking and socialising. The space is further enhanced by a bespoke media wall with remote-controlled lighting, a contemporary log-effect gas fire and expansive sliding doors opening onto the rear patio, delivering excellent indoor-outdoor flow.

A separate utility room continues the high standard of finish, offering additional storage, matching worktops, inset sink and plumbing for laundry appliances, with direct access to both the garden and garage.





To the first floor, the accommodation is equally impressive. The principal bedroom features bespoke fitted wardrobes and a beautifully appointed en suite with a large walk-in shower, rain head fitting, vanity unit with storage and illuminated mirror. Two further bedrooms also benefit from stylish en suite shower rooms, each finished with modern tiling, rain head showers and quality fittings.

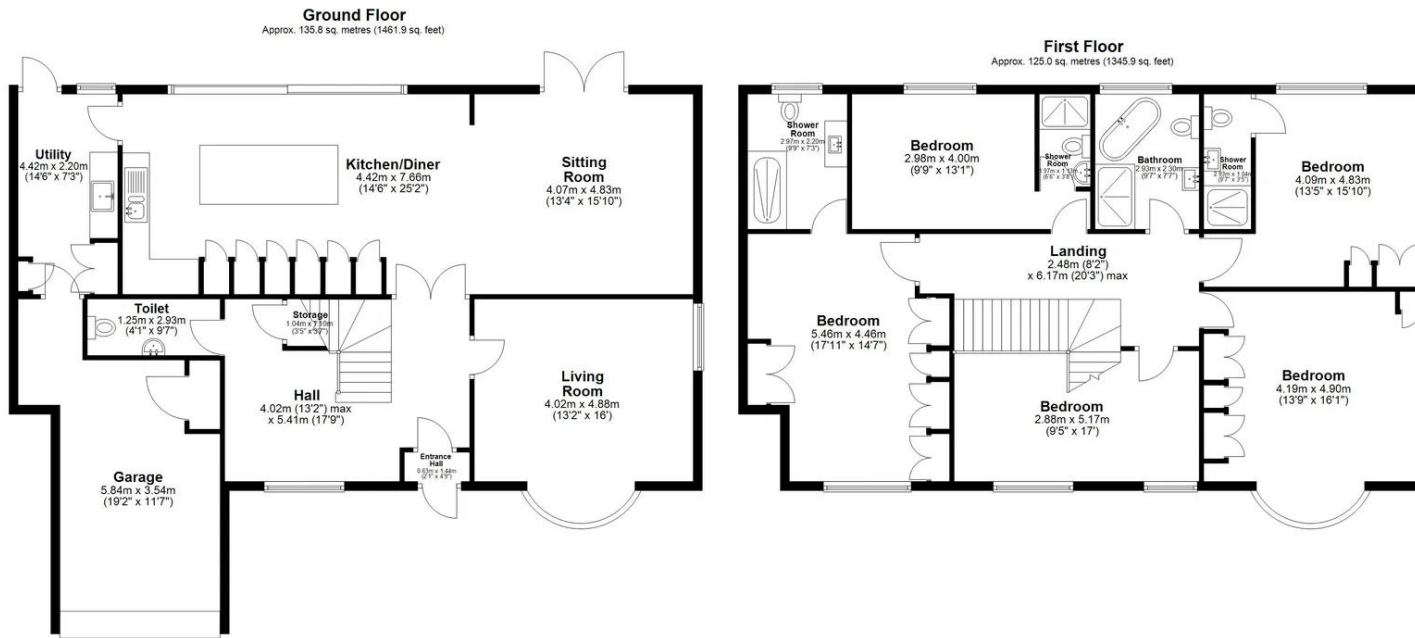
The remaining two bedrooms are well-proportioned, both with fitted storage, and are served by a luxurious family bathroom incorporating a freestanding oval bath, walk-in shower with rain head, contemporary vanity unit and elegant tiling, creating a spa-like environment.

Externally, the rear garden has been thoughtfully landscaped to provide a private and tranquil setting. A wide paved patio with exterior lighting is ideal for entertaining, leading via steps and retaining walls to a neatly maintained lawn. To the rear, a decked seating area with pergola offers a further space for relaxation, surrounded by mature planting including established shrubs, hedging and seasonal flowering Rhododendrons.

The property is superbly located for access to the amenities of Mere Green, well-regarded schooling including Arthur Terry, and excellent transport links with regular rail services from Butlers Lane, making it an ideal choice for families seeking both convenience and quality living.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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