



29 SHERIFOOT LANE, FOUR OAKS, B75 5DT

## OFFERS AROUND - £1,200,000

Set back behind a generous frontage, this impressive detached residence is entered via a welcoming reception hallway, leading through to a spacious family lounge and an exceptional open-plan kitchen, dining and living space that forms the true heart of the home. Designed for both everyday family life and entertaining, this superb area enjoys an abundance of natural light and opens seamlessly into a large conservatory overlooking the picturesque rear garden.

There are two ground floor double bedrooms, served by a well-appointed family bathroom together with two first floor bedrooms and a separate shower room, providing practical accommodation for growing families.

The ground floor benefits from a versatile snug, complemented by an additional adjoining shower room and access to the large garage, creating an ideal arrangement for those seeking accommodation suitable for dependent relatives, older children, guests or those requiring ground floor living. There is additionally a home office/potential fifth bedroom.

Outside, the property enjoys a beautifully maintained and mature rear garden offering a wonderful degree of privacy, established planting, generous lawned areas and patio seating spaces perfect for relaxing or entertaining. The generous plot provides excellent potential for further extension or redevelopment, subject to the relevant planning permissions.

Combining generous room proportions, flexible accommodation, a desirable location and exciting future potential, this exceptional family home is one that simply must be viewed to be fully appreciated.

Set back from the roadway behind a multi-vehicle driveway with fore garden having a variety of shrubs, bushes and trees, access to the property is gained via:

**CANOPY PORCH:** Pvc double glazed double doors open to:

**RECEPTION HALL:** Multi-locking pvc obscure double glazed front door, useful storage cupboard, stairs off, solid oak flooring, radiator, doors to:

**GUESTS CLOAKROOM/WC:** Obscure pvc double glazed window to front, built-in wc with panelled surround, wash hand basin with vanity unit below, stone effect sideboard, marble effect tiled walls and floor, useful storage cupboard, ladder style radiator.





**LOUNGE:** 14'7" x 13'4" Pvc double glazed French doors to rear, pvc double glazed window to side, feature log effect fireplace with stone surround, two radiators.

**SUPERB OPEN PLAN KITCHEN/DINER & LIVING AREA:** 22'9" max / 15'9" min x 22'1" max / 11'4" min Two pvc double glazed windows to front, one and a half bowl stainless steel sink/drainers unit set into box edged, marble effect quartz work surfaces with upstands, there is a range of Shaker style fitted units to both base and wall level including drawers, central island unit with breakfast bar with inset four ring ceramic Neff hob having pull out sockets and base units, integrated double oven/grill, dishwasher and fridge/freezer, plate warming drawer, tiled flooring, vertical radiator leading to Dining Area: Pvc double glazed doors to conservatory with space for six seater dining table, built-in matching cupboards, radiator with cover.

**UTILITY ROOM:** Ceramic sink set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, plumbing and space for washing machine, pvc double glazed door to rear, pvc double glazed window to conservatory, radiator, tiled flooring opening to:

**GROUND FLOOR SHOWER ROOM:** 6'9" x 5'1" White suite comprising walk-in shower cubicle with glazed shower screen, wash hand basin with vanity unit below, low level wc, tiled walls and flooring, chrome ladder style radiator.

**DAY ROOM:** 11'8" x 11'7" Pvc double glazed bay window to rear, sliding pvc double glazed doors to conservatory, wood effect flooring, glazed door to utility, radiator, potential to be utilised as self-contained annex having the usage of the ground floor shower room and utility.

**CONSERVATORY:** 18'1" x 12'6" Pvc double glazed windows to sides and rear, tinted roof, pvc double glazed bi-fold doors to rear, tiled flooring, radiator.

**HOME OFFICE/BEDROOM FIVE:** 11'7" x 9'9" Pvc double glazed window to rear, radiator.

**GROUND FLOOR FAMILY BATHROOM:** 8'2" x 8'1" Obscure pvc double glazed window to front, white suite comprising 'P'-shaped bath with shower over, stone effect panel and shower screen, feature tiled splash backs, built-in wash hand basin with a range of fitted units, low level wc, stone effect tiled flooring, marble effect tiled walls, chrome ladder style radiator.



**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.





**BEDROOM FOUR:** 13'5" x 11'1" Pvc double glazed window to front, two double and one single built-in wardrobes, radiator.

**BEDROOM TWO:** 15'8" x 11'1" Pvc double glazed bay window to rear, one double and two single built-in wardrobes, with drawers and matching dressing table and bedside units, radiator with cover.

**STAIRS TO FIRST FLOOR LANDING:** Pvc double glazed window to front, oak staircase having glazed insets, two Velux skylights, doors to:

**BEDROOM ONE:** 19'1" max / 11'4" min x 13'7" max / 8'7" min Pvc double glazed double doors to rear Juliet balcony, pvc double glazed window to front, eaves storage, radiator.

**BEDROOM THREE:** 15'2" max / 14'8" min x 11'6" Pvc double glazed window to front, bespoke built-in wardrobes, eaves storage, radiator.

**SHOWER ROOM:** Obscure double glazed window to front, built-in double shower with glazed shower screen, feature splash backs, wash hand basin with vanity unit below, low level wc, tiled walls and flooring, inset lighting with wall mounted sensor mirror, chrome ladder style radiator.

**GARAGE:** 31'7" max / 16'9" min x 15'9" max / 6'7" min Electric up and over garage door to front, door to rear. (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Delightful, well maintained, generous mature rear garden offering Indian sandstone patio area for dining and entertaining, large lawn having a variety of mature shrubs, bushes and trees, outdoor lighting, water feature, wall mounted patio heater, additional rear patio area, vegetable patch, shed, greenhouse and summerhouse.

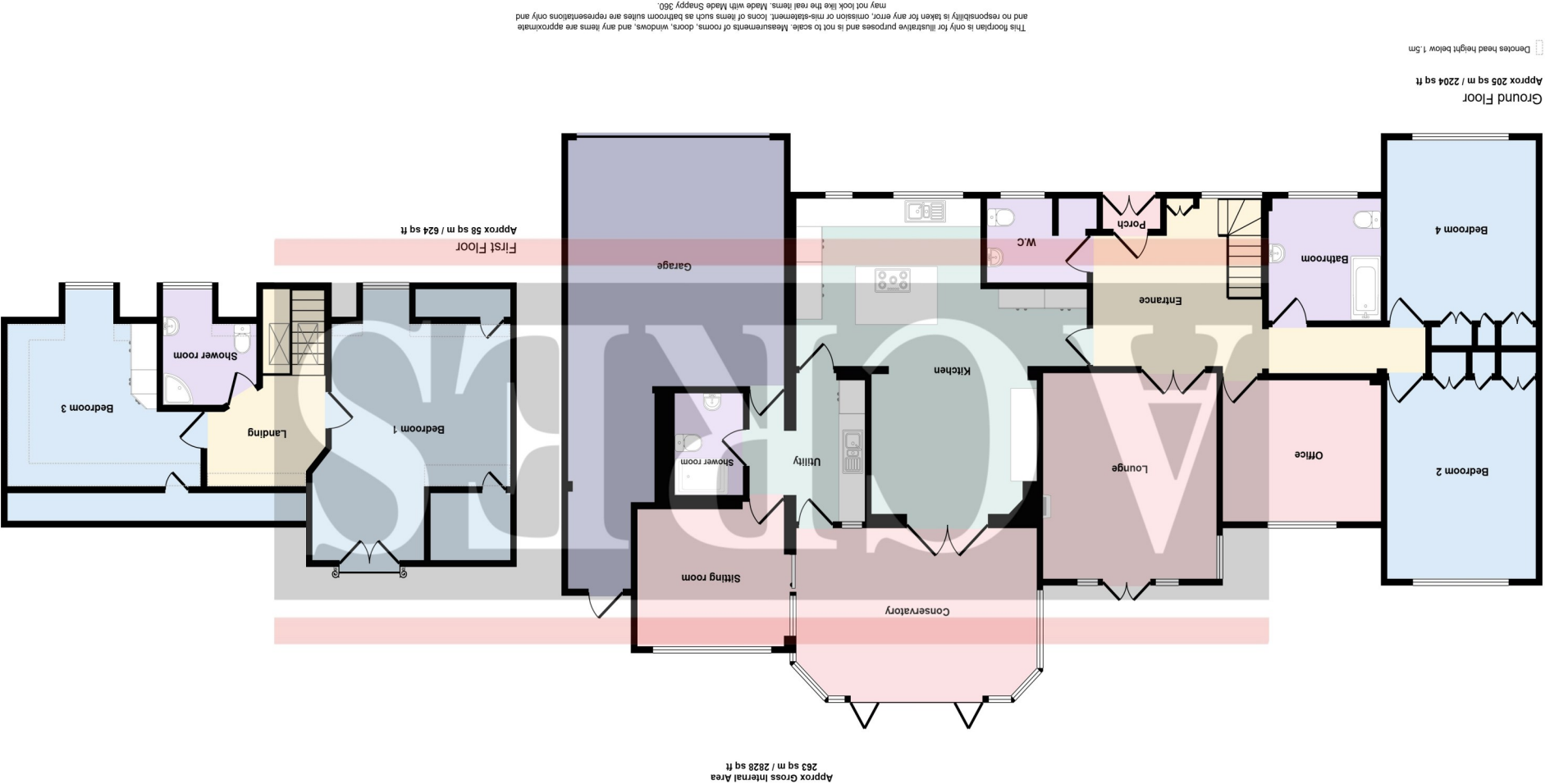


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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.



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.