



PLOT 4, BARLEY COURT, LICHFIELD ROAD, FOUR OAKS, B74 4FD

# OFFERS AROUND - £1,150,000



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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Set in the heart of the highly desirable and sought after area of Four Oaks, this exclusive new-build development enjoys a superb location within short walking distance of excellent schooling for all ages. The vibrant Mere Green Shopping Centre, with its array of restaurants, cafés and independent and national retailers, is close at hand, while the Cross City rail line at Butlers Lane Station provides convenient access for commuters. Furthermore the open spaces and natural beauty of Sutton Park and open countryside are positioned nearby. Ideally placed, the development sits midway between the historic Lichfield City Centre and Sutton Coldfield's town centre.

This small and select cul-de-sac development comprises just five substantial, high-calibre homes, each finished to an exceptionally specification. Thoughtfully designed for contemporary family living, the properties range in size from approximately 2,600 sq.ft to 2,800 sq.ft, offering generous accommodation throughout. Additionally, the properties enjoy a ICW 10-year Guarantee, ensuring complete reassurance not available to a second-hand property sale. With energy efficiency at its core, the properties incorporate air-source heat pump central heating being underfloor to the ground floor and radiators to the first floor, combining comfort through excellent insulation and thermal properties with eco-conscious performance. High-quality glazing and fitted carpets add to the refined finish.

A deep, welcoming reception hall sets the tone for the home, with a beautifully appointed guest cloakroom/WC off. To the front, the charming lounge provides an elegant and comfortable retreat, ideal for relaxing or entertaining. Its elevated aspect brings in excellent natural light, while its generous proportions offer ample space for both formal and informal gatherings, creating a room that is equally suited to quiet evenings or hosting friends and family.

To the rear, the property opens into a truly outstanding open-plan dining kitchen and family living space—the undeniable heart of the home. This superb area is designed to bring cooking, dining and everyday living seamlessly together. A striking central island with breakfast area forms an attractive focal point, while a comprehensive range of integrated Samsung smart appliances provides both practicality and modern convenience. The adjoining family sitting area allows for relaxed socialising, making this an exceptional environment for both family life and entertaining. A separate utility room adds further functionality.

A return staircase rises to a bright and airy first-floor landing. Here, four excellent double bedrooms await, each benefiting from high-level vaulted ceilings that enhance the sense of space and light. The master bedroom enjoys a superbly appointed en-suite bathroom, fitted with contemporary sanitary ware and sleek tiling for a luxurious feel. Bedroom two also features its own en-suite shower room, ideal for guests or family use. The family bathroom is beautifully designed, offering a modern suite each with stylish Roca white sanitary ware. A useful store/linen room provides additional practical storage.



The accommodation is completed by a large garage with a remote-controlled door, offering secure parking and further storage options, furthermore lawned gardens are set to both the side and rear. To fully appreciate the spacious proportions of this substantial family home, it has a host of features, specifications, and style. We highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular tarmac driveway with lawn to side. Access is gained to the property via a

**CANOPY PORCH:** Part double glazed door opens to:

**DEEP WELCOMING RECEPTION HALL:** Double glazed window to fore, wood-style flooring, feature stairway off, storage/cloaks cupboard.

**GUEST CLOAKROOM / WC:** Obscure double glazed window to side. Matching white suite comprising WC and wall hung wash hand basin with double base unit beneath. Complementary tiling to walls, wood style flooring, chrome ladder-style radiator.

**ATTRACTIVE SPACIOUS LOUNGE:** 20'4" max / 19'4" min x 14'4" Two tall double glazed windows to fore together with a further double glazed window to side, providing excellent natural light and creating a superb, generously sized reception room.

**COMPREHENSIVELY FITTED BREAKFAST KITCHEN COMBINING DELIGHTFUL FAMILY AREA:** 30'8" max / 14'4" min x 20'9" max / 15'10" min An outstanding open plan space, superbly designed for modern family living.

**FAMILY/SITTING AREA:** Double glazed bi-fold doors to rear, double glazed window to side, providing an abundance of natural light and access to the patio and garden. Ample space for sofa, being open plan to:

**DINING AREA:** Double glazed windows and patio doors to rear, double glazed window to side, space for table, creating a bright and sociable dining environment, being open to:

**FITTED BREAKFAST KITCHEN:** Double glazed window to side. A large central island unit provides a superb focal point, combining four-space breakfast area, fitted with flush-fitting induction hob and feature extractor canopy over, together with a range of pan drawer units beneath. There is a further comprehensive range of contemporary handleless fitted units to both base and wall level. Integrated appliances include elevated twin ovens with plate warming drawer, full-height fridge, full-height freezer, dishwasher, fitted wine fridge and white onyx work surfaces. Wood-style flooring runs throughout this impressive open-plan space.

**UTILITY ROOM:** 9'2" x 6'3" Double glazed window to side, fitted wall and base units together with work surfaces, spaces for appliances, wood-style flooring.



**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 SUBSTANTIAL BRIGHT LANDING:** Two glazed roof lanterns, double radiator, elevated ceiling height.

**BEDROOM ONE:** 17'10" max x 16'1" min x 15'9" max x 9'3" min Two double glazed windows to fore, double radiator. High-level vaulted ceiling adding to the feeling of space and light.

**EN SUITE BATHROOM:** Double glazed obscure window to side. White suite comprising bath having shower over with glazed splash screen, wide, wall hung wash hand basin with double base unit beneath, WC, ladder-style radiator, complementary tiling to walls and floor.

**BEDROOM TWO:** 20'6" max / 15'9" min x 16'9" max / 14'7" min Double glazed window with double glazed patio doors opening to a glazed Juliet-style balcony. Double radiator, high-level vaulted ceiling.

**EN SUITE SHOWER ROOM:** Double glazed obscure window to side. Matching white suite comprising enclosed shower cubicle, wide wall hung vanity wash hand basin with double base unit beneath, WC, complementary tiling to walls and floor, ladder-style radiator.

**BEDROOM THREE:** 14'8" x 13'6" Double glazed window to rear with patio doors opening to a glazed Juliet-style balcony. High-level vaulted ceiling, double radiator.

**BEDROOM FOUR:** 19'5" max / 11'1" min x 14'6" max / 5'6" min Two double glazed windows to fore, double radiator, high-level vaulted ceiling.

**FAMILY BATHROOM:** Double glazed obscure window to side. Well-appointed white suite comprising bath, wall-hung vanity wash hand basin with base unit beneath, wall-hung WC, enclosed separate shower cubicle with glazed splash screens, complementary tiling to walls and floor, ladder-style radiator.

**LINEN CUPBOARD / STOREROOM:** 8'1" to hot water cylinder x 3'8"

**GARAGE:** 18'9" x 8'10" Remote-controlled electric garage door, door to reception hall.

**OUTSIDE:** Lawned garden set to side and rear with patio area, shrubs and bushes.



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, equipment, fixtures or services 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 errors, omission or mis-statement. Lots of items such as bathroom suites are represented only and may not look like the real items. Made Made Supply 360.

Denotes head height below 1.5m

