



ASHDENE, 103 LICHFIELD ROAD, FOUR OAKS, B74 2RS

OFFERS OVER - £900,000

A truly delightful, imposing and traditional period detached family residence, set within a prime and highly sought after position midway between Mere Green and Sutton Coldfield. Enjoying excellent local amenities and convenient bus transport links, the property offers a rare blend of timeless style, character and proportion, combined with the exciting opportunity for a purchaser to modernise and enhance the home to their own specification, having gas central heating and partial double glazing (where specified).

Internally, the accommodation is both elegant and versatile, ideally suited to both relaxed family living and entertaining on a more formal scale. A welcoming reception hall immediately sets the tone, leading through to an attractive lounge featuring a character fireplace and bi-fold doors opening into a study / rear day room, creating a wonderful flow of interconnected living space. A separate dining room, once again complemented by a feature marble fireplace, provides an excellent setting for hosting, while the fitted breakfast kitchen, utility room incorporating a shower area, and guest cloakroom / WC ensure everyday practicality is well catered for.

To the first floor are four generous double bedrooms, including an impressive principal bedroom suite with dressing room, together with a family bathroom and separate WC. The property also boasts large, twin cellars, ideal for storage and offering excellent potential for conversion into a home gym, cinema or home office (subject to any necessary permissions/consents). Externally, the home sits on a generous mature plot with a particularly private, south-westerly facing rear garden, enjoying afternoon and evening sunshine, an abundance of established shrubbery, a garden room, and a substantial garage—providing a superb backdrop for entertaining, family enjoyment and outdoor living. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a lawned fore garden with side tarmac, multi-vehicular driveway, access to the property is gained via period style twin doors opening to:





FREE
VALUATIONS
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FULLY ENCLOSED PORCH: Obscure double glazed door opens to:

WELCOMING RECEPTION HALL: Pvc double glazed windows to fore:

ATTRACTIVE LOUNGE: 18'3" max / 14'4" min x 13' Square bay window to fore with further window to side, two radiators, coal effect living flame gas fire set into a fireplace having marble fire surround, decorative coving and ceiling rose, obscure bi-fold doors open to:

SNUG/DAY ROOM: 13'10" max / 12'2" min x 13'3" Double French doors set into windows overlooking rear garden, radiator with cover.

DINING ROOM: 18' max / 14'6" min x 13' Sash bay windows to fore, double radiator, open fireplace set into a tiled relief having hearth and marble surround.

FITTED BREAKFAST KITCHEN: 17' max / 10'10" min x 12'4" max / 9'1" min Pvc double glazed window and further sash window to rear, sweeping granite work surfaces having a range of fitted units to both base and wall level including drawers, integrated dishwasher, Range style cooker having twin ovens and gas hob with extractor over, space for breakfast table.

INNER HALLWAY: Opening to:

UTILITY ROOM COMBINING SHOWER AREA: 16'1" x 7'3" Door to fore, pvc double glazed window and door to rear, single drainer sink unit set into work top, there is a range of handleless high gloss units to both base and wall level, washing machine recess, separate large shower cubicle with drying area and glazed splash screen, radiator.

GUESTS CLOAKROOM/WC: Pvc double glazed obscure window to side, matching white suite comprising wash hand basin, low level wc, bidet, radiator.

STAIRS TO LANDING: Part vaulted ceiling with high level window to fore, doors to:



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 ONE: 14'7" x 13' Window to fore, radiator, archway opens to:

DRESSING AREA: 7'9" x 7' Window to fore, radiator, double fitted wardrobe.

BEDROOM TWO: 14'7" x 13' Windows to front and side, fire surround, radiator.

BEDROOM THREE: 13' x 13' Windows to rear, radiator.

BEDROOM FOUR: 13' x 10'6" Window to rear, radiator, two double fitted wardrobes with central dressing table having three double storage cupboards over.

FAMILY BATHROOM: Window to rear, matching suite comprising bath, wash hand basin, radiator.

SEPARATE WC: Window to rear, low level wc.

REAR GARDEN ROOM: 10'6" x 8'4" Pvc double glazed windows to side and rear with double glazed double French doors to patio.

STAIRS TO SUBSTANTIAL TWIN CELLARS: Both being approximately 14'6" x 12'8" with a 7' height, having lighting and power points.

LARGE SIDE GARAGE: 16'2" max x 15'7" max Being internally split with workshop, being 10'7" x 8'6" (Please check the suitability of this garage for your own vehicle/s)

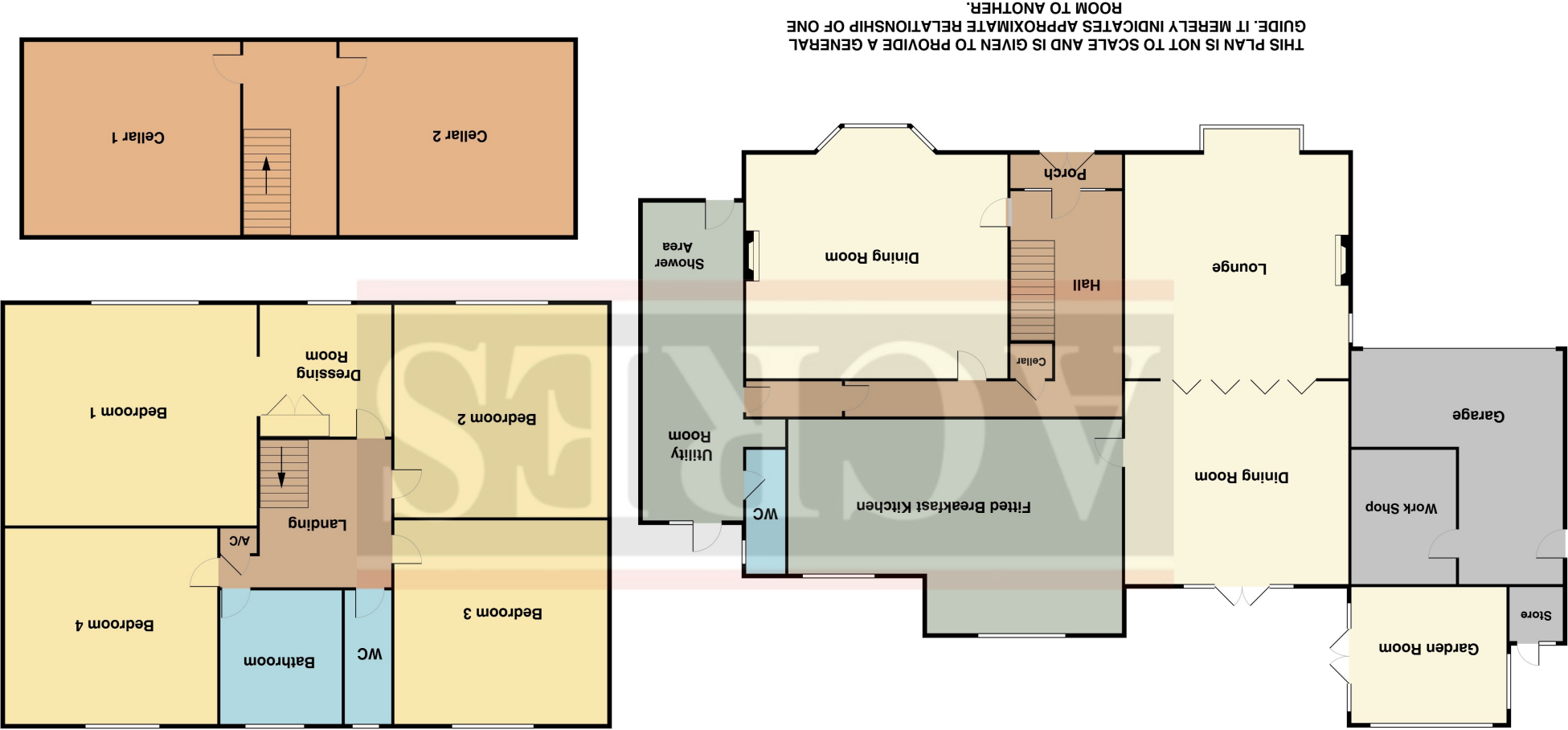
OUTSIDE: Patio area opening to a delightful, substantial lawned rear garden having a private rear aspect, together with mature shrubs, bushes and trees.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Lichfield Road, Four Oaks



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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, fixture, 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.