



411 LICHFIELD ROAD, FOUR OAKS B74 4DJ

PRICE GUIDE—£825,000

Homely, thoughtfully designed, superbly presented and most of all an ideal home in which a growing family can thrive, relax and entertain, the perfect summary of 411 Lichfield Road, Four Oaks.

An imposing traditional styled, freehold, detached property, it's central location and convenience for all expected amenities is outstanding. Indeed, Butlers Lane station and Arthur Terry school are set just a brief stroll away and furthermore, there is well regarded infants and junior schooling close by, as is Mere Green shopping centre where there is a host of restaurants, coffee houses, and numerous other facilities in addition to general shopping.

Complemented by gas central heating and PVC double glazing, the property has been thoughtfully enlarged and comprehensively refurbished to an exacting specification. The property is enhanced further by its highly secluded, approximate south westerly facing garden.

Upon entering this bright airy home you are greeted by a welcoming reception hall having guests cloakroom and w.c. off. Set to the rear you will find a relaxing family lounge featuring a 'Minster' style fireplace and to the fore, a formal dining room, ideal for entertaining or perhaps be utilised as a further snug. A comprehensively fitted breakfast kitchen has a utility room off and indeed, leads through to a family/day room combining further breakfast area which also features a vaulted ceiling.

A return stairway opens to the property's five bedrooms, each of which offer fitted wardrobes, with the master suite additionally having a fitted seat set into the bay window and white en-suite shower room. Additionally, there is a family bathroom and separate shower room. A further jewel of the accommodation is an additional garden room which features double glazing, a bar and indeed, log burning stove. To fully appreciate the accommodation on offer and it's true proportions, we highly recommend an internal inspection.

Set back from the roadway behind a multi vehicular driveway having side laurel hedge and dwarf wall to fore, access is gained to the accommodation via:

WIDE RECESSED PORCH: Multi locking door with obscure double glazed insets opens to:

RECEPTION HALL: Radiator, cloaks/storage cupboard, wood laminate flooring.



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk



GUESTS CLOAKROOM/W.C.: White low flushing w.c. with matching wash hand basin, wood laminate flooring.

ATTRACTIVE LOUNGE: 18'0" max x 13'2" min x 12'0" Deep PVC double glazed square bay window to rear, 'Minster' style fire surround with hearth and mantel having central, coal effect, living flame gas fire, double radiator.

DINING ROOM/OPTIONAL SNUG: 14'6" max x 12'0" min x 11'10" PVC double glazed bay window to fore, open fireplace grate set on tiled hearth having matching recess and wooden surround, double radiator, wood laminate flooring.

FITTED BREAKFAST KITCHEN: 20'10" x 11'9" max x 8'10" min PVC double glazed window to rear having inset granite worksurfaces in turn with inset single bowl sink having base units beneath, there is a further comprehensive range of fitted units to both base and wall level, including draws and sweeping, matching granite worksurfaces having upstands, elevated stainless steel oven having separate grill, gas hob, integrated dishwasher, fridge and freezer, three/four space breakfast bar in granite top.

UTILITY ROOM: 7'1" x 7'0" Rolled edge worksurfaces, fitted wall and base units, recess for washing machine, space for freezer, wood laminate flooring.

FAMILY ROOM/BREAKFAST ROOM: 28'8" x 7'6" PVC double glazed, double French doors to side, space for table, opening to:

FAMILY AREA: Having space for sofa with further double glazed windows to side and rear, part vaulted ceiling having three double glazed inset windows, two radiators.

RETURN STAIRS TO LANDING: PVC double glazed window to front.

BEDROOM ONE: 15'0" max x 12'0" min x 10'9" max x 9'10" min PVC double glazed bay window to fore having fitted window seat, double radiator, single and three double fitted wardrobes, wood laminate flooring.

EN-SUITE SHOWER ROOM: PVC double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing w.c., tiling to walls, large fitted mirror, chrome ladder style radiator, tiled floor.



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 TWO: 13'0" max x 11'0" min x 9'4" max x 8'6" min PVC double glazed window to rear, double and single fitted wardrobes, two double built-in wardrobes, radiator, wood laminate flooring.

BEDROOM THREE: 13'0" max x 9'8" min x 12'0" max x 10'0" min PVC double glazed window to rear, radiator, double and single fitted wardrobes having end storage/display shelving, radiator, wood laminate flooring.

BEDROOM FOUR: 10'8" max x 7'9" min x 7'0" max x 4'2" min PVC double glazed window to rear, radiator, fitted wardrobe, wood laminate flooring.

BEDROOM FIVE/OPTIONAL HOME OFFICE: 7'2" x 6'2" plus door recess PVC double glazed window to front, radiator, fitted wardrobe, wood laminate flooring.

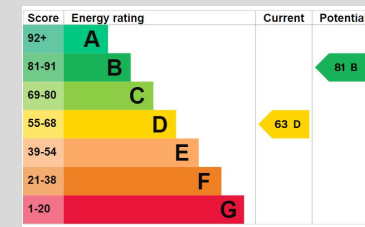
SHOWER ROOM: PVC double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin, base unit beneath, low flushing w.c., chrome ladder style radiator, tiled splashbacks and floor.

FAMILY BATHROOM: PVC double glazed obscure window to front, matching white suite comprising bath, wash hand basin, low flushing w.c., double radiator, tiling to walls and floor.

GARAGE STYLE STORE ROOM: 7'5" x 7'2" Door to utility room.

OUTSIDE: Generous L shaped decking are having part storage beneath leads to a generous lawned rear garden flanked by borders having an abundance of shrubs, bushes and trees providing a high degree of privacy. The garden being of an approximately south westerly aspect and additionally having summer house and greenhouse, enamel sink with outside tap.

GARDEN ROOM: 19'3" x 7'7" PVC double glazed windows to side and rear with double glazed, double French doors to garden together with double glazed roof lantern, fitted shelving, freestanding bar, log burning stove set on to a slate hearth, wood laminate flooring.



Council Tax Band: E



Approx Gross Internal Area
185 sq m / 1987 sq ft



Ground Floor
Approx 100 sq m / 1081 sq ft

First Floor
Approx 72 sq m / 776 sq ft

Garden Room
Approx 12 sq m / 129 sq ft

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 suite are representations only and

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, 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.