



116 LICHFIELD ROAD, FOUR OAKS, B74 2TA

ACRES
Collection

116 LICHFIELD ROAD, FOUR OAKS, B74 2TA- OFFERS AROUND £965,000

This most attractive, imposing, substantial, freehold, detached family home, offers spacious much improved accommodation. Set in an ideal and central location, midway between Sutton Coldfield and Mere Green, both of which offer an array of shops & restaurants, the property is also set just a short stroll from Four Oaks railway station and local bus services. Approached via a gated driveway with intercom system, the property additionally features gas central heating and double glazing mainly set into stone mullion windows (both where specified) and further has the security of an alarm system. Individually designed, tastefully decorated and much improved, to truly appreciate the property's true proportions and charming character, we highly recommend an internal inspection. Briefly comprising enclosed porch, reception hallway, guests cloakroom/wc, attractive lounge, dining room, fitted breakfast kitchen with integrated appliances, utility room, master bedroom having large en-suite bathroom, two further ground floor bedrooms together with the property's family bathroom. A stairway gives access to the lower ground floor where there is the choice of a fourth bedroom with it's own sitting area, en-suite shower room and games room off (this lower ground floor has the potential to be utilised as a recreation area or used as office space as preferred). Externally the property has a double and a single car garage, together with a well stocked and highly secluded rear garden.

Accessed via remote controlled gates with side intercom system, there is a lawned fore garden with central herbaceous island, a multi-vehicular tarmac driveway provides parking and access to the property via timber stained doors into:

FULLY ENCLOSED PORCH: Double glazed windows to side, double doors with leaded light glazed inserts open to:

WELCOMING RECEPTION HALL: 13'10 x 11'7" Oak block parquet floor, radiator with cover.

GUESTS CLOAKROOM/WC: Double glazed obscure window to side, white low flushing wc, wash hand basin, radiator, tiling to walls and floor, double built-in cloaks cupboard.

ATTRACTIVE LOUNGE: 20'6" x 15'10" Double glazed mullion windows to front, picture window to rear, double glazed bi-fold doors to patio, coal effect living flame gas fire set on a marble hearth having matching recess with mantle over, two double radiators.

DINING ROOM: 15'8" x 15'2" max / 10' min Double glazed mullion windows to front and side, concealed radiator, oak panelling to walls.

FITTED BREAKFAST KITCHEN: 14'4" x 13'3" max / 11' min Double glazed window and double French doors to patio, single bowl sink unit set into marble work surfaces having tiled splash backs, there is a comprehensive range of units to both base and wall level including drawers, work surfaces having flush fitting hob with tiled splash backs, twin electric ovens, American style fridge/freezer, integrated dishwasher, matching central island unit with granite top and space for stools, radiator with cover, Karndean wood style floor covering.

UTILITY ROOM: Half obscure double glazed door to side, single drainer sink unit with double base unit beneath, further wall and base units, integrated washing machine and dryer, rolled edge work surfaces with tiled splash backs, radiator.

INNER HALLWAY: Double glazed mullion window to side together with half glazed door to rear garden, door to garage, double and two single fitted wardrobes, double radiator.

BEDROOM ONE: 15' x 14'7" Double glazed mullion windows to rear, double radiator, five double fitted wardrobes, fitted drawer units, fitted storage cupboards over bed recess.

EN-SUITE BATHROOM: 11'3" x 6'10" Pvc double glazed obscure window to side, matching suite comprising bath, vanity wash hand basin with double base unit beneath, side storage/display ledge, low flushing wc, three double base storage cupboards, separate shower cubicle with glazed splash screens, double radiator, tiling to walls and floor.

TENURE:

We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor.)

COUNCIL TAX BAND:

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FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set approximately opposite Blackroot Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	68 d	
39-54	E		
21-38	F		
1-20	G		

RECEPTION/INNER HALL: Tall double glazed window to rear, radiator, oak block flooring.

BEDROOM TWO: 14'4" max / 12'2" min x 13' Double glazed mullion windows to side and rear, three double fitted wardrobes together with drawer unit, double radiator.

BEDROOM THREE: 11'4" x 10'7" Double glazed mullion window to rear, double radiator.

FAMILY BATHROOM: 10'1" x 8' Double glazed mullion windows to side, matching suite comprising whirlpool bath, wash hand basin, low flushing wc, separate double shower cubicle with glazed splash screen, tiling to walls, double radiator, wood flooring.

STAIRS TO LOWER GROUND FLOOR:

STUDY/DEN: 15' x 10'7" Double glazed window to rear, radiator, open plan to:

BEDROOM FOUR: 12'6" x 10'9" Double glazed window and French door to rear garden, radiator, storage cupboard.

EN-SUITE SHOWER ROOM: Enclosed shower cubicle, wash hand basin, low flushing wc, tiling to walls and floor.

POTENTIAL GAMES ROOM/CINEMA ROOM: 13'10" x 10'6" Double built-in wardrobe/storage cupboard, radiator.

OUTSIDE: Substantial patio area with gentle steps down to a delightful, mainly lawned rear garden having a well stocked rockery, feature pond with waterfall and a selection of mature shrubs and bushes. The garden offers a high degree of privacy and also has a door accessing the lower ground floor. Additionally there are twin gates to the side of the property accessing a tarmac area providing a further enclosed parking facility.

DOUBLE GARAGE: 16'10" x 16'3" Remote controlled electric door, window to side, outside tap. (Please check the suitability of this garage for your own vehicle)

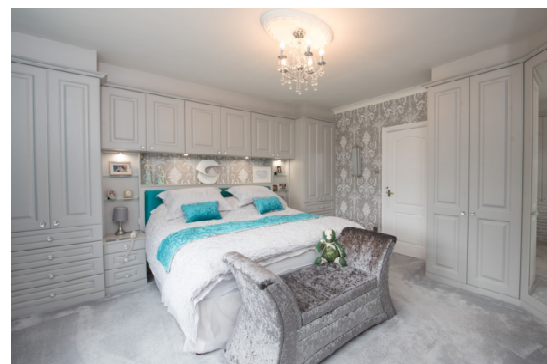
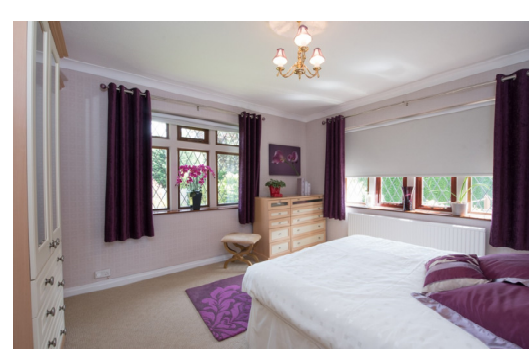
SINGLE CAR GARAGE: 17'7" x 10'3" Remote controlled electric door, fitted wall and base units, window and door to side. (Please check the suitability of this garage for your own vehicle)



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

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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.