



Highbury Road

Four Oaks, Sutton Coldfield, West Midlands, B74 4TF

Offers In Region Of £975,000

# Property Features

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- Superb Detached Home
- Impressive Plot Of Approximately 0.42 Acres
- Entrance Hallway & Showroom
- Lounge, Family Room, Garden room & Study
- Breakfast Kitchen & Dining Room
- Separate Laundry Room & Sauna Facilities
- Five Bedrooms
- Ensuite & Family Bathroom
- Wonderful Wraparound Gardens & Garages
- Highly Sought After Road

## Full Description

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Taylor Cole Estate Agents are thrilled to present this exceptional opportunity located on the highly sought-after Highbury Road in the prestigious neighbourhood of Four Oaks, Sutton Coldfield. Internally, the property consists of; a welcoming entrance hall, large living area, breakfast kitchen, separate dining room, garden room, study, downstairs shower room, family room, laundry, sauna, master bedroom with ensuite, four further bedrooms, family bathroom. A substantial wraparound garden surrounds the home, along with a driveway and double and single garages. Early viewing is considered essential.

This wonderful family residence is situated on an impressive plot of approximately 0.42 acres which offers ample external space for use as spacious garden facilities, further extension work or development potential (subject to relevant requirements, planning and regulations). The front of the property is accessed through manual gates from Highbury Road and benefits from privacy and security. The driveway leads to a double and single garage, providing convenient parking for multiple vehicles. The frontage is beautifully enhanced and screened by an established hedgerow.

### GROUND FLOOR

As you step inside, you are greeted by an inviting entrance hall with large internal window. The ground floor offers an array of versatile living spaces, perfect for entertaining and relaxation. The large living area provides a comfortable space and overlooks the front and side elevation. Adjacent to the living area is a garden room and door into a separate dining room. A spacious breakfast kitchen provides an array of handleless base and wall units, integrated appliances and superb storage space.



Additionally, the ground floor encompasses a study, ideal for those in need of a home office, downstairs shower room, family room, laundry room and a sauna.

#### FIRST FLOOR

Ascending the stairs to the first floor, you will discover more spacious rooms, which include; the master bedroom with ensuite bathroom, four additional bedrooms providing comfortable accommodation for family members or guests and a family bathroom.

#### GARDENS

Positioned central of the enviable plot, well maintained lawned gardens surround the family home which intern off immaculate borders encloses a plethora of evergreens, shrubbery and bedding flowers. Majestic mature tress and dotted around the garden adding to the charm.

#### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

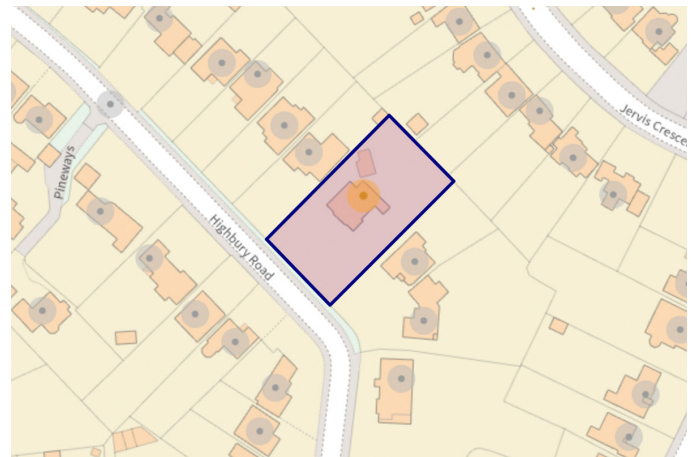
#### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75 <b>C</b>
55-68	<b>D</b>	64 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements