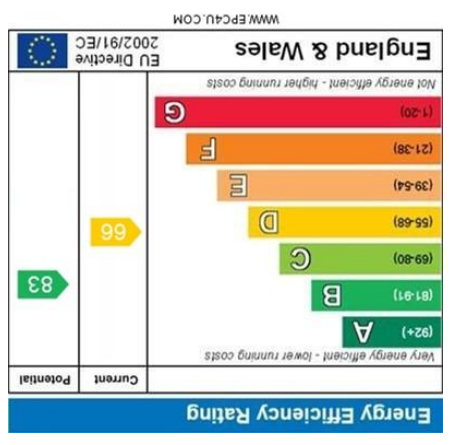


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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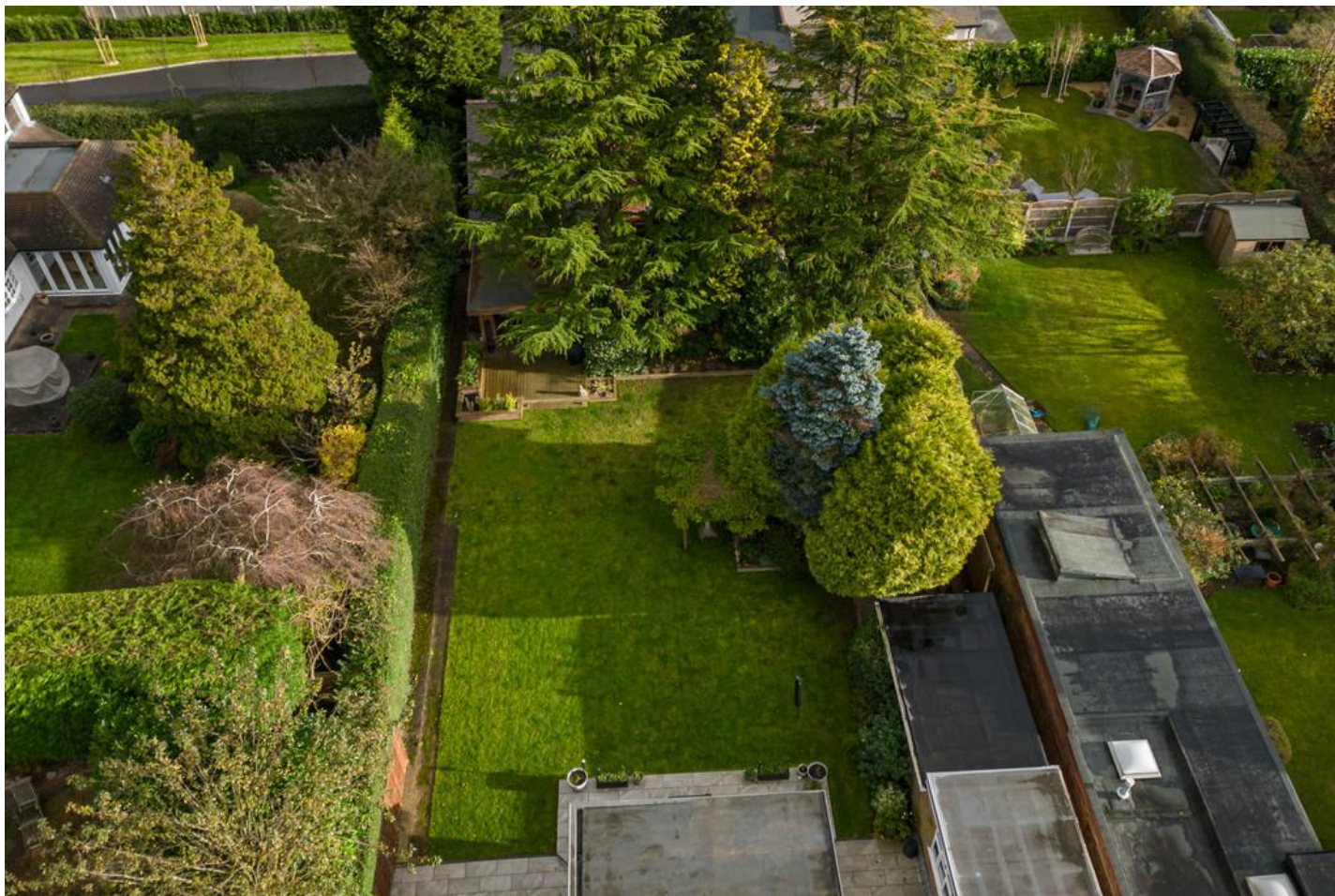
Four Oaks | 0121 323 3323



- Vastly Extended 5 Bedroom Family Home
- Further Scope To Extend Subject To Planning
- Large Lounge Diner
- Separate Sitting Room
- Fitted Kitchen Utility Room & WC

Walsall Road, Four Oaks, Sutton Coldfield, B74 4QR

Offers In Region Of  
 £910,000



## Property Description

Occupying a highly sought after and desirable location within Four Oaks and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. Offering further potential to extend subject to planning permission this superb 5 bedroom 3 storey deceptively spacious family home is entered via an enclosed porch leading to a hallway, a vastly extended formal lounge and dining area overlooking the private rear garden, a sitting room to the front, a fitted kitchen leads to an inner lobby with pantry and guest WC, a utility room, gymnasium and work shop. On the first floor there are 4 bedrooms 2 of which have en suite shower rooms and a family bathroom, on the top floor there is a further bedroom with be suite facilities, to complete the home there is a garage and a beautiful large mature and private rear garden.

Homes of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

### ENCLOSED PORCH

**HALLWAY** 12' 11" x 13' (3.94m x 3.96m) An impressive entrance hallway with a stained glass window to the front, a staircase rising to the first floor with useful cloaks cupboard beneath, parquet flooring, coving, radiator, further storage cupboard and doors to:

**LOUNGE AND DINING ROOM** 33' 8" x 15' 2" (10.26m x 4.62m) A vastly extended and an ideal reception room for entertaining, entered via the dining area with a feature fire surround as the focal point, 2 side facing window and opening in to the lounge area with sliding doors to the rear giving access and views over the large private rear garden, a further inset fireplace as the focal point with built in media wall and log store.

**SITTING ROOM** 15' 6" into bay x 11' 8" (4.72m x 3.56m) Offering a multitude of uses and currently a further sitting room with a deep walk in bay to the front aspect, radiator and a door to the fitted kitchen.

**FITTED KITCHEN** 11' 9" x 8' 10" (3.58m x 2.69m) To include a stylish and comprehensive range of contrasting wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated NEFF double oven and induction hob with extractor fan over, integrated dish washer and fridge, sink and drainer unit, kick board heater, microwave recess, a window to the side and a door to the inner lobby with access to the walk in pantry and guest WC.

**GUEST WC** Having a low level WC, corner wash hand basin, heated towel rail and rear facing window.

**UTILITY ROOM** 7' 7" x 8' 4" (2.31m x 2.54m) To include a range of wall and base mounted units, plumbing and space for white goods, sink and drainer unit and a door to the rear.

**GYMNASIUM** 15' 3" x 9' 2" (4.65m x 2.79m) A further room offering a multitude of uses and currently a home gym with a side facing window and a door to the workshop.

**WORKSHOP** 12' max x 9' 3" max (3.66m x 2.82m) From the hallway a staircase rises to the first floor landing with doors to:

**BEDROOM TWO** 10' x 15' 2" into bay (3.05m x 4.62m) Having a deep walk in bay to the front aspect, radiator and a door to the en suite shower room.

**EN SUITE SHOWER ROOM** A white suite with a walk in shower cubicle, wash hand basin, low level WC, radiator and side facing window.

**BEDROOM THREE** 12' 4" x 10' 8" (3.76m x 3.25m) Having a window to the rear, radiator, a range of fitted wardrobes with shelving, hanging and storage space and a door to the en suite shower room.

**EN SUITE SHOWER ROOM** A white suite with a fully enclosed shower cubicle, wash hand basin, low level WC, heated towel rail and side facing window.

**BEDROOM FOUR** 13' 7" x 8' 8" (4.14m x 2.64m) Currently a dressing room with a window to the rear and radiator.

**BEDROOM FIVE** 6' 7" x 9' 5" (2.01m x 2.87m) Having a front facing window, over stairs storage and radiator.

**FAMILY BATHROOM** Includes a matching white suite with an oversized panelled bath and separate double width walk in shower cubicle with full height glass partition, wash hand basin, low level WC, radiator and side facing window.

From the landing a further staircase rises to the second floor with a velux window allowing natural light and door to:

**BEDROOM ONE** 10' 10" x 15' 11" (3.3m x 4.85m) A lovely master window with 3 velux windows, eaves storage, radiator and a door to:

**EN SUITE** A white suite with a low level WC, wash hand basin with vanity storage beneath, eaves storage, velux window and radiator.

**GARAGE** 16' 3" x 11' (4.95m x 3.35m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear of the home there is a beautiful private rear garden, to the side there is a wooden cabin which is used for entertaining, there is a large patio area and a further raised decked terrace, the garden is surrounded by mature trees, shrubs and flowering borders offering privacy and being ideal for the family buyer.

Council Tax Band G - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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