



Saxton Drive

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

Offers Over £475,000



# Property Features

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- Most Impressive Detached Family Home
- Modern Hallway
- Spacious Living Room
- Open Kitchen/Dining Area
- Snug/Cinema Room
- Utility Room, Guest Cloakroom
- Three Bedrooms
- Family Shower Room
- Garage and Driveway
- Rear Garden

## Full Description

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Welcome to this most impressive three bedroom detached home, significantly updated by the current owners to create a wonderful family haven. Located upon a popular residential development, this property benefits from nearby shopping amenities, excellent transportation links, and well-regarded schooling.

### THE FORE

To the front of the home, a block-paved driveway provides ample off-road parking. You will also find access to the side entrance gate, garage store, and front entrance door.

### GROUND FLOOR

As you enter through the modern hallway, you'll be greeted by wood grain effect flooring and stairs taking you to the first floor landing. The hallway leads to a spacious living room, featuring ample space for freestanding furniture, a feature fire display with adjacent display shelving, and a bay window overlooking the front aspect.

The modern open kitchen/dining area is a highlight, offering excellent space and functionality. The kitchen boasts a matching range of base and wall units, integrated appliances, and quartz working surfaces, extending to a breakfast bar with chair recess beneath. The dining area, incorporated within the extension, features bi-folding doors leading to the decking area outside.

Flanking the kitchen is a useful utility room that also includes a guest cloakroom with stylish suite. Completing the ground floor is a versatile converted snug/cinema room, adding a touch of luxury to the home.



## LIVING ROOM

18' 00" x 12' 07" (5.49m x 3.84m)

## OPEN KITCHEN / DINING AREA

21' 03" x 15' 09" (6.48m x 4.8m)

## UTILITY ROOM

10' 06" x 7' 05" (3.2m x 2.26m)

## CINEMA ROOM

10' 09" x 7' 05" (3.28m x 2.26m)

## GUEST CLOAKROOM

3' 09" x 4' 08" (1.14m x 1.42m)

## FIRST FLOOR

Ascending the stairs to the landing, you will find three well proportioned bedrooms. The master bedroom benefits from built-in wardrobes with mirror-fronted sliding doors. The luxurious family bathroom features floor-to-ceiling tiles and a matching three-piece suite which has been finished to a high standard.

## BEDROOM ONE

8' 06" x 16' 06" (2.59m x 5.03m)

## BEDROOM TWO

9' 05" x 9' 05" (2.87m x 2.87m)

## BEDROOM THREE

9' 11" x 7' 01" (3.02m x 2.16m)

## FAMILY SHOWER ROOM

6' 01" x 5' 08" (1.85m x 1.73m)

## THE REAR

Stepping out to the rear garden, you will discover a raised decking area, perfect for outdoor seating and entertaining. A neat lawn is central to the garden, with an additional seating area at the rear, complete with a further decking, pagoda cover roof, and enclosed side walls making it the most wonderful of outdoor areas to host or unwind with family.

## 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.



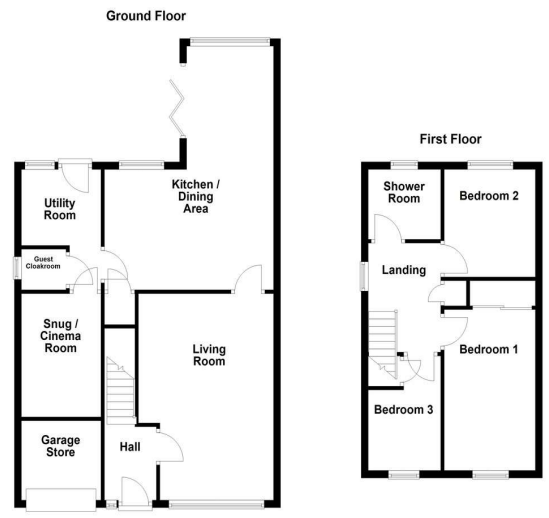


**TENURE**

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+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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