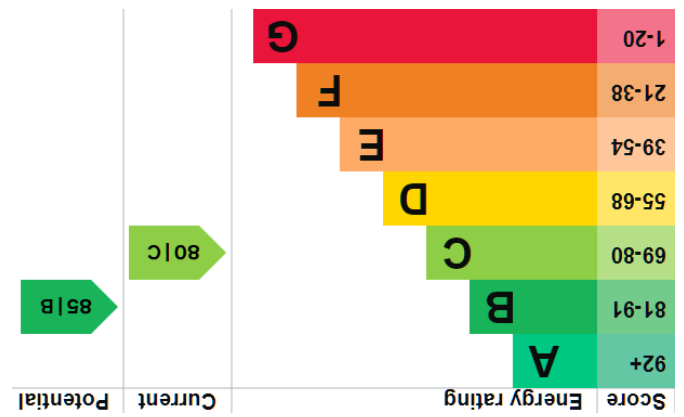


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © Property@XX



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



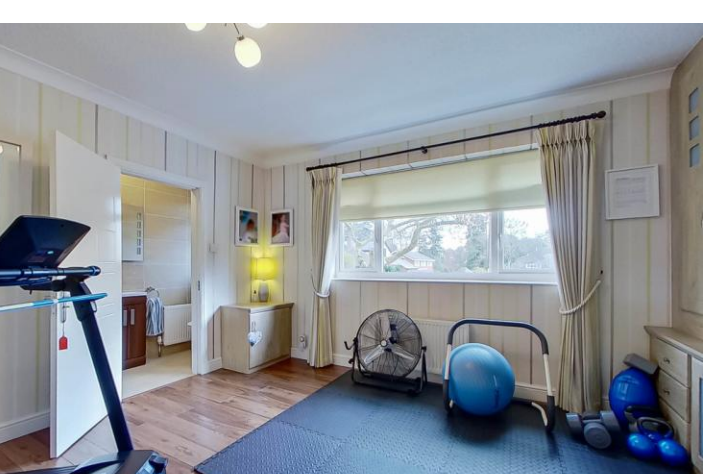
Four Oaks | 0121 323 3323



- Highly Sought After Quiet Cul De Sac Off The Prestigious Four Oaks Road
- 4 Bedrooms Plus 1 Bedroom Self Contained Annexe
- Refitted Kitchen/Diner/Family Room
- Lounge Gymnasium/Bedroom
- Salon/Reception Room

Le More, Four Oaks, Sutton Coldfield, B74 2XY

Offers In Region Of
 £950,000



Property Description

Green and Company Distinctive & Rural Homes are delighted to offer to the market this superb 4/5 bedroom detached family home situated within an exclusive cul de sac off the prestigious Four Oaks Road. 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 Town Centre & Sutton Park both of which are on the doorstep. This great home offers versatile living accommodation over 2 floors and also has the added benefit of a self-contained 1 bedroom annexe which would be ideal for a family member/teenager. Entering the home there is a large hallway which leads to a beautifully refitted kitchen/family/dining room with bi-folding doors giving access and having views over the private landscaped garden, a formal living room, a reception room/bedroom which is currently being used as a home gym with guest WC off, a further reception room which is currently used as a home salon but could be a further sitting room/snug, a utility room has a door to the adjoining annexe. On the first floor there are 3 double bedrooms, the master has a walk in wardrobe and en suite shower room, a home office/nursery and family bathroom. The Annexe has its own private entrance and internally has a hallway with storage facilities, a lovely sized lounge overlooking a private garden, a great sized fitted kitchen, double bedroom and shower room.

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

In brief the accommodation comprises:

ENTRANCE HALLWAY A lovely sized hallway with a returning staircase rising to the first floor galleried landing, 2 useful storage cupboards, radiator and doors to:

REFITTED KITCHEN DINING & FAMILY ROOM 19' 7"ma x 21' 3"ma x 11' 8"min (5.97m x 6.48m ma x 3.56m min) To include a stylish and contemporary range of contrasting wall and base mounted units with granite work surfaces over and under cupboard lighting, integrated Siemens appliances to include 2 ovens, a microwave oven and warming drawer, induction hob with raised extractor fan over, integrated dish washer and wine fridge, a large central island with breakfast bar and further storage leading to a dining area with bi folding doors leading out to the raised decked area and having access to the landscaped garden, a further side sitting area, spot lights throughout and tiled flooring with under floor heating.

LOUNGE 14' 6"to bay x 12' 11" (4.42m x 3.94m) Having a deep walk in bay to the rear with spotlights over head, Karndean flooring with under floor heating, a further side window allowing natural light.

BEDROOM/GYM 12' 5" x 13' 9" (3.78m x 4.19m) A room offering a multitude of uses and currently being used as a home gym but would also make a great bedroom with fitted furniture, a window to the front, coving, radiator and a door to WC.

WC A matching white suite with fully tiled walls and flooring, wash hand basin with vanity storage beneath, radiator and front facing window.

SALON 13' x 11' 4" (3.96m x 3.45m) Having tiled flooring with underfloor heating, wash hand basin, side window, spotlights, coving and a door to the utility room.

UTILITY ROOM 14' 6" x 5' 5" (4.42m x 1.65m) Including a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, space and plumbing for white goods, tiled flooring, radiator and a door to the Annexe.

From the hallway a staircase rises to the first floor galleried landing with a window to the front, 2 radiators, low level built in storage and further storage cupboards, Velux window and doors to:

BEDROOM ONE 10' 8"min x 19' 11" (3.25m x 6.07m) A great sized bedroom with a window to the front aspect, built in wardrobes and drawers with shelving and hanging space, spot lights throughout and doors to the dressing room and en suite shower room.

DRESSING ROOM Having shelving and hanging space, radiator and a Velux window to the rear.

EN SUITE SHOWER ROOM Includes a white suite with a corner shower cubicle, his and hers wash hand basin with vanity storage beneath, integrated WC, heated towel rail, a window to the front and spot lights throughout.

BEDROOM TWO 11' 4" x 13' 8" (3.45m x 4.17m) A further double bedroom with a window to the front aspect, radiator and ample space for freestanding/built in furniture.

BEDROOM THREE 12' 4" x 13' (3.76m x 3.96m) A double bedroom with a window overlooking the garden, radiator and space for freestanding/built in furniture.

OFFICE/NURSERY 6' x 9' 3" (1.83m x 2.82m) Currently a home office with a double glazed obscured glass window to the rear and radiator.

FAMILY BATHROOM A further matching white suite with fully tiled walls and flooring, a bath with shower head attachment, a fully enclosed corner shower cubicle, wash hand basin with vanity storage beneath, radiator, electric heated floor and a window to the rear.

OUTSIDE To the side of the home there is a beautifully landscaped private garden, there is a raised decked terrace accessed off the kitchen with contemporary glass balustrading, steps down to a mainly lawned garden with mature trees and shrubs to the boundaries being private, ideal for entertaining and offering maximum privacy.

ANNEXE

A superb addition to the home and is ideal for family members/teenagers, entered via a private entrance with a hallway, spacious lounge with access to a private garden, large kitchen diner, double bedroom with fitted wardrobes and shower room.

HALLWAY Having an entrance hallway with storage cupboard, radiator and doors to:

LOUNGE 14' x 12' 1" (4.27m x 3.68m) A lovely spacious formal lounge with patio doors to the private garden, 2 radiators, coving and a door to the fitted kitchen.

KITCHEN DINER 14' x 8' 8" (4.27m x 2.64m) To include a matching range of wall and base mounted units with complementing work surfaces over tiled splash backs and under cupboard lighting, integrated double oven, electric hob with extractor fan over, integrated dish washer, tiled flooring, sink and drainer unit, space for an American style fridge freezer, ample space for a dining table and chairs for casual dining and radiator.

BEDROOM 11' 3" x 11' 5" (3.43m x 3.48m) A large double bedroom with a full width of fitted wardrobes with shelving and hanging space, radiator, coving and a window to the front.

BATHROOM To include a white suite with a tiled corner shower cubicle, wash hand basin with vanity storage beneath and integrated WC, front facing window and heated towel rail.

OUTSIDE To the rear of the annexe there is a lovely private landscaped garden with a raised decked area for entertaining, fenced boundaries, a lawned garden with mature trees and shrubs to the boundaries.

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.

WANT TO SELL YOUR OWN PROPERTY?
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