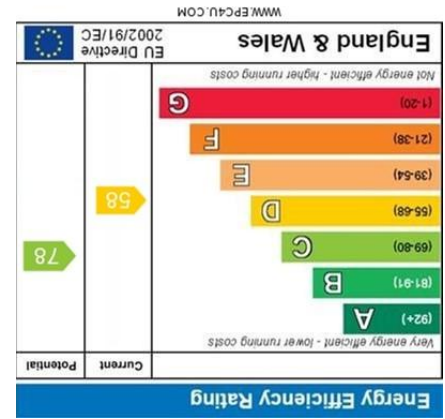


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

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. © PropertyBOX



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 Conveyer.



Four Oaks | 0121 323 3323



- Stunning Edwardian era semi detached home
- Beautifully presented throughout
- Entrance hall, sitting room with adjacent dining area
- Contemporary breakfast kitchen

Lichfield Road, Four Oaks, Sutton Coldfield, B74 4DJ

Offers In Excess Of  
 £475,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

THE PROPERTY Beautifully presented Edwardian era semi detached home that offers well proportioned accommodation throughout. The gas centrally heated accommodation includes porch, entrance hall, sitting room with adjacent dining area, contemporary kitchen and a guest cloakroom. To the first floor, three good bedrooms and luxury bathroom with period style suite and shower. Externally there is front hard standing and to the rear a professionally landscaped garden.

The high standard of amenities of Mere Green centre are readily accessible, as is Butlers Lane railway station for the commuter.

**ENTRANCE HALL** Leading from the porch and accessed by timber door with feature leaded lights. Stairs leading to the first floor, central heating radiator.

**OPEN PLAN SITTING ROOM & DINING AREA** 26' 11" x 12' 3" (8.2m x 3.73m) Narrowing to 11' 11". With bay window to the front elevation, central heating radiator, period style open fireplace with cast iron and ceramic tile inset and marble mantel. Central heating radiator, double glazed double doors with leaded window over, opening to the rear garden.

**GUEST CLOAKROOM** Comprising a modern suite of wash hand basin with storage beneath, W.C. Wood grain effect ceramic tiled floor.

**BREAKFAST KITCHEN** 19' 2" x 8' 10" (5.84m x 2.69m) With an extensive range of units at eye and base level providing work surface, storage and appliance space. Inset one and a quarter bowl sink unit with mixer tap over, integrated fittings including Neff five ring hob with extractor hood over, Zanussi electric oven, Bosch dishwasher. Central heating radiator, fixed seat adjacent to the double glazed French doors, wood grain effect ceramic tiled floor.

### FIRST FLOOR

**LANDING** With turned spindle balustrade, access to the roof space, cornice to ceiling.

**MASTER BEDROOM** 13' 8" x 11' 11" (4.17m x 3.63m) With double glazed window to the front elevation, central heating radiator, fitted pine wardrobes and storage. Sets of drawers, picture rail, cornice to ceiling.

**BEDROOM TWO** 12' 5" x 9' 4" (3.78m x 2.84m) with double glazed sash style window to the rear elevation, central heating radiator, picture rail, cornice to ceiling.

**BEDROOM THREE** 11' 7" x 9' 2" (3.53m x 2.79m) With double glazed sash style window, central heating radiator.

**BATHROOM** Comprising a luxury suite of free standing claw foot bath, wash hand basin and high flush W.C. Walk in cubicle housing the mains fed shower. Opaque double glazed window to the side elevation, heated Chrome towel rail, down lighters

**OUTSIDE** The property is set back from the pavement behind block paved hard standing. To the rear a professionally landscaped garden which includes two areas of lawn, mature trees, stocked borders, paved patio and storage shed.

**COUNCIL TAX BAND D** 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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