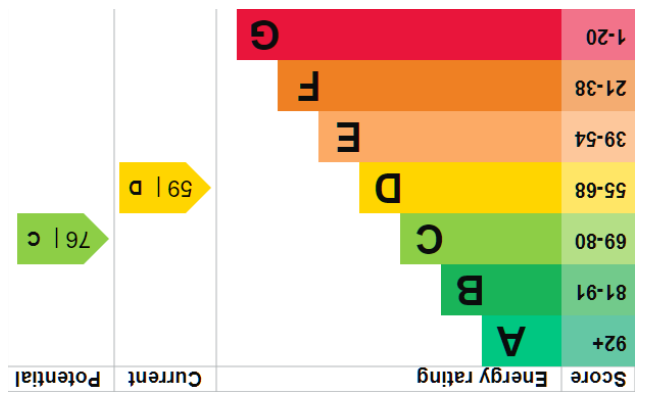


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with floorplan ©2022



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



- Impressive detached family home dating to 1929
- Situated in a sought after, tree lined location
- Delightfully maintained South Westerly facing plot
- Four double bedrooms, two being en-suite
- Reception hall with guest cloakroom
- Sitting room and spacious, elegant lounge

Sherfoot Lane, Four Oaks, Sutton Coldfield, B75 5DU

Offers In Excess Of
 £1,250,000



Property Description

THE PROPERTY

Absolutely delightful detached family residence situated in this highly sought after tree lined location. The accommodation includes an entrance porch which provides access to the wide reception hall and the very comfortable sitting room, with bay window to the front elevation and a wood burning stove. To the right of the reception hall is the spacious, elegant lounge with a central feature fire place and bi-fold doors opening to the impressive conservatory, which enjoys under floor heating. The ground floor accommodation is completed by the spacious, well appointed breakfast/living kitchen, a delightful space overlooking the rear garden, which includes a range of bespoke units, feature island and ample space for a dining table. Additionally there is a guest cloakroom and utility room.

On the first floor the master bedroom is situated just off the staircase, with dual aspect windows, a range of fitted wardrobes and en-suite bathroom leading off. An inner landing leads through to three further double bedrooms, the second having an en-suite shower room. The main bathroom is fitted with a Villeroy and Boch suite.

Externally the property stands on a beautifully maintained plot which extends to around 0.297 of an acre, fronted by off road parking for a number of vehicles, with the integral double garage leading off. To the rear, and a particular feature of the property, is the substantial South Westerly facing garden, with a large area of patio, shaped lawn, being enclosed and afforded privacy by mature trees and hedges.

Sherfoot Lane itself is close to open countryside and is well situated for the centre of Mere Green which is a five minute drive or fifteen minute walk away, here there are a variety of shops, restaurants, bars and supermarkets. For the commuter Sutton Coldfield and Birmingham are easily reached from Blake Street or Butlers Lane railway stations, whilst the A38 and the M42 are readily accessible. Birmingham airport is approximately half an hour away.



ENTRANCE PORCH

RECEPTION HALL

SITTING ROOM 15' 5" to bay x 11' 11" (4.7m to bay x 3.63m)

LOUNGE 24' 4" x 11' 10" (7.42m x 3.61m)

CONSERVATORY 18' 11" x 11' 5" (5.77m x 3.48m)

BREAKFAST/LIVING KITCHEN 26' 3" x 15' 8" (8m x 4.78m) Narrowing to 12'.

UTILITY ROOM 7' 11" x 4' (2.41m x 1.22m)

FIRST FLOOR

LANDING



MASTER BEDROOM 16' 7" x 10' (5.05m x 3.05m)

EN-SUITE BATHROOM 7' x 5' 7" (2.13m x 1.7m)

BEDROOM TWO 13' 10" x 12' (4.22m x 3.66m)

EN-SUITE SHOWER ROOM 4' 7" x 3' 5" (1.4m x 1.04m)

BEDROOM THREE 13' 10" x 11' 7" (4.22m x 3.53m)

BEDROOM FOUR 12' x 8' 10" (3.66m x 2.69m)

FAMILY BATHROOM 8' 10" x 7' 10" (2.69m x 2.39m)

W.C

DOUBLE GARAGE 18' 3" x 15' 3" (5.56m x 4.65m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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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