



The Coach House, 212a Lichfield Road, Four Oaks,
Sutton Coldfield, B74 2UB

Guide Price £580,000

The Coach House is a hidden gem nestled in the heart of Four Oaks less than a minutes' walk from the train station in close proximity to popular local schools, Sutton Park & the redeveloped Mere Green shopping and recreational area. Architecturally designed to offer versatile family living this unique home is situated on a private road set behind an electric gated driveway. A Tarmacadam driveway provides multiple parking spaces and large garage with electric roller shutter. A Canopy porch and front entry lead to the internal accommodation. Upon entry an L Shaped hallway features individual York stone flooring, built in cloak cupboard and doors to all downstairs rooms. Two bedrooms are featured on the ground floor, one currently being used as a home office and the other a good size double room with built in fitted wardrobes. The downstairs bathroom features a newly fitted suite with a lovely grey colour scheme, attractive tiled flooring, built in fixtures including wash hand basin, under sink vanity cupboard, W.C, panelled bath with overhead shower and grey metro tile splash backs. Travelling along the ground floor you are greeted by a focal point of this lovely home with a spacious kitchen and diner area with dual aspect patio doors opening out to the garden. Offering a generous dining space and a beautiful refitted kitchen with a sleek shaker style range of wall and base cabinets, all integrated appliances including tall fridge & freezer, Neff electric hob & extractor, Neff eye level double, self cleaning oven. Dishwasher and Belfast sink with classic tap fixtures. An Oak worktop gives an eye catching curved design and breakfast bar table perfect as an entertaining space whilst cooking. A utility area leads off from the kitchen and features base cabinets, space for an integrated washing machine, oak worktops with sink basin, integral access to the garage and side door to a gated & sheltered outside utility & drying area.

Moving to the upper floors take a minute to observe the feature high ceilings in the hallway which give a real individual quality to the home. From here is a small staircase up to the lounge which has double doors and an impressive reception area with a lovely beige panelling, wooden beams on the ceiling, high quality stain away carpets and underlay, intricate & grand fireplace design. The top floor of the home features the landing with airing cupboard, three adjacent windows spanning the width giving good natural light and doors into all rooms. The principle bedroom is a spacious double room with built in wardrooms, carpets and access to a large boarded & full height loft space. The other bedroom on the upper floor is currently set up as a snug area with a recessed space for storage and hatch with ladder access to a secondary loft. Completing the internal accommodation is the shower room which features a refitted suite with quadrant shower enclosure, great coloured decor, W.C and wash hand basin with built in storage and a quirky patterned tile flooring.

Externally is a privately enclosed garden space, with a lawn and patio area, retaining walls with flower beds and large fern trees offering privacy from neighbouring homes. Access to the garden is via the kitchen and dining area and also a door from the garage. This family home is truly a one of its kind and offers a flexible living arrangement internally, modern interiors and a fabulous location in this high quality area.



Entrance Hallway
17' 1" x 10' 10" (5.2m x 3.3m)

Downstairs Bedroom Four
9' 10" x 9' 6" (3m x 2.9m)

Downstairs Bedroom Three
12' 10" x 10' 6" (3.9m x 3.2m)

Family Bathroom
9' 2" x 6' 7" (2.8m x 2m)

Kitchen & Diner
22' 0" x 11' 10" (6.7m x 3.6m)

First Floor Landing
6' 3" x 4' 3" (1.9m x 1.3m)

Living Room
22' 4" x 14' 9" (6.8m x 4.5m)

Second Floor Landing
9' 10" x 3' 11" (3m x 1.2m)

Bedroom One
10' 6" x 12' 10" (3.2m x 3.9m)

Bedroom Two
11' 10" x 9' 6" (3.6m x 2.9m)

Shower Room
6' 7" x 7' 3" (2m x 2.2m)

Garage
20' 0" x 14' 9" (6.1m x 4.5m)





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

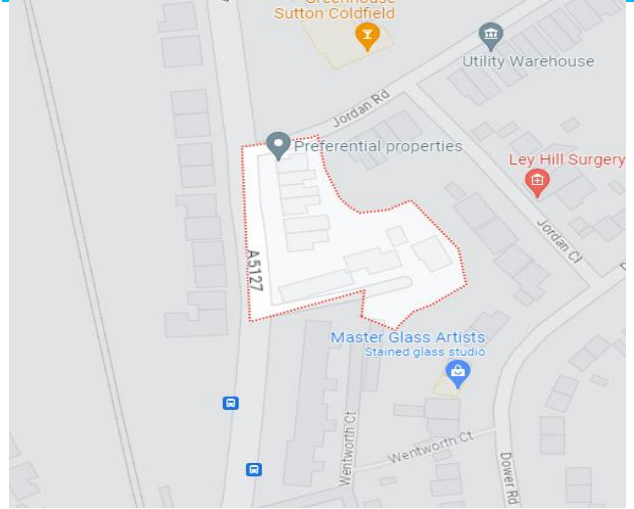


Total area: approx. 162.7 sq. metres

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

www.paulcarrestateagents.co.uk

