



Hill Village Road, Four Oaks,
Sutton Coldfield, B75 5JW

Offers in Excess of £725,000

Welcome to this extraordinary home, where modern elegance meets quirky charm. Designed with character and style, this residence offers an array of features to delight any homeowner - this house promises a unique and comfortable living experience. This house is a unique blend of modern and stylish elements where the heart of the home is the kitchen, featuring a large centre island ideal for culinary enthusiasts and social gatherings. Adjacent to the kitchen, steps lead down into an inviting dining room, perfect for entertaining. The cosy living room is enhanced by a high ceiling, creating an airy yet intimate atmosphere.

On the ground floor, Bedroom 3 offers convenience with an en-suite bathroom. Upstairs, you'll find three spacious double bedrooms, each with its own en-suite for ultimate privacy and comfort. Two of these bedrooms also include dressing areas, adding a touch of luxury. The south-facing rear garden ensures plenty of sunlight throughout the day, making it an ideal spot for outdoor activities and relaxation on the generous patio.

Additionally, a large driveway at the front of the property provides ample parking space.

Local schooling at primary level includes, Hill West, Mere Green Combined, Little Sutton Primary. The desirable Arthur Terry School caters for secondary age range with grammar and private education facilities also within easy reach.

An array of facilities including those in Mulberry Walk, Mere Green such as bistros, restaurants, bars, doctors surgeries, dental practices and hairdressers, all within walking distance of the property. Local schooling at primary level includes, Hill West, Mere Green Combined, Little Sutton Primary, Moor Hall Primary School and Coppice school. The desirable Arthur Terry School caters for secondary age range with grammar and private education facilities also within easy reach. The property is located within easy access to Sutton Coldfield, Lichfield, Birmingham and Tamworth and there is A38, M42, M6 toll and the A5 all within 3mile radius.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room 5.21m (17'1") x 4.30m (14'1")

Dining Room 4.01m (13'2") x 2.77m (9'1")

Kitchen 7.44m (24'5") x 4.14m (13'7")

Bedroom 3 3.94m (12'11") max x 3.63m (11'11")

En-suite

WC

Lobby

Garage

Landing

Bedroom 1 6.29m (20'8") x 3.12m (10'3")

Dressing Area

En-suite

Bedroom 2 4.83m (15'10") x 3.37m (11'1")

Dressing Room 2.49m (8'2") x 1.83m (6')

En-suite

Bedroom 4 4.68m (15'4") x 2.82m (9'3")

En-suite





Floor Plan

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

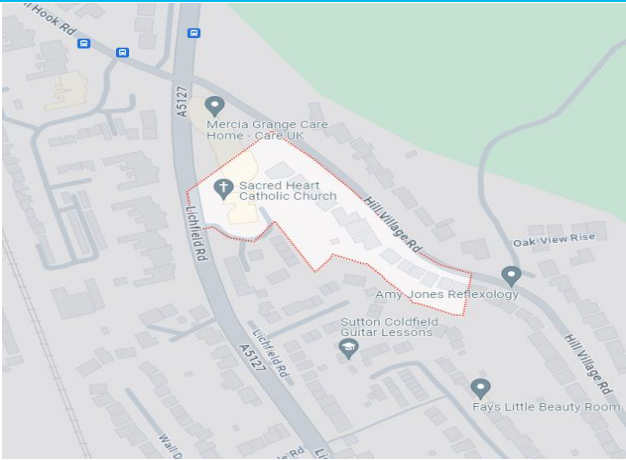


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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: