



Chelsea Drive, Four Oaks
Sutton Coldfield, B74 4UG

Offers in the Region Of £520,000

Located in this desirable and conveniently located road, ideal for access to sought after schools, this exceptionally spacious and superbly presented, detached property, offers a unique opportunity to purchase a long term family home. The house has been beautifully maintained to the highest standard throughout and each room is flooded with a wealth of natural light and space.

Set behind a large driveway leading to the double garage, access is gained into a useful vestibule porch and stunning entrance hall with a central staircase. A large open plan L-shaped lounge and dining room offers fantastic space to relax, dine and entertain. The lounge has a delightful bay window overlooking the front aspect and a central feature fireplace and the dining room is located to the rear, overlooking the garden and with double doors opening onto the patio. The kitchen has ideal space for breakfast dining and is fitted with superb storage cupboards alongside a useful separate utility room. The guest WC then completes the ground floor.

Upstairs a stunning galleried landing has a Velux window added by the current owners and allowing in beautiful light which enhances the feeling of space. The master bedroom enjoys private views overlooking the garden and benefits from a large double wardrobe and a modern en-suite shower room. Three further bedrooms are also great sizes and bedroom two also enjoys the benefit of fitted wardrobes, all serviced by a spacious family bathroom with a white suite.

Outside the landscaped garden enjoys a lovely private aspect ideal for children to enjoy and has a spacious patio perfect for barbeques in the summer months.

Chelsea Drive is just a short walk away from sought after Hill West Primary and Arthur Terry secondary schools. There are nearby shops and amenities, and Butlers Lane Train Station can also be accessed on foot.

Services connected: Gas, Electric, Water and Mains Sewerage
Council tax band: F
Tenure: Freehold



Hall

Vestibule Porch

**Lounge 5.20m
(17'1") x 3.24m (10'8")**

**Dining Room
4.66m (15'4") x 2.81m (9'3")**

**Kitchen/Breakfast Room
4.00m (13'1") x 2.81m (9'3")**

**Utility Room
2.60m (8'6") x 1.51m (5')**

WC

Landing

**Bedroom 1
3.33m (10'11") x 3.24m (10'7")**

En-suite

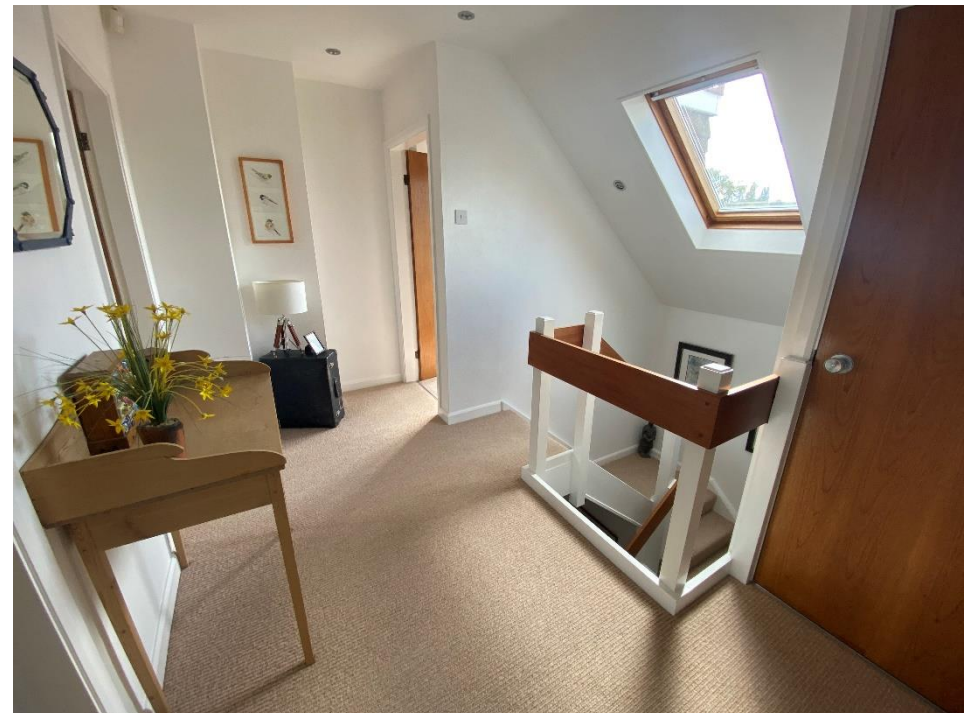
**Bedroom 2
4.12m (13'6") x 2.98m (9'9")**

**Bedroom 3
3.24m (10'7") x 2.97m (9'9")**

**Bedroom 4
2.71m (8'11") x 2.26m (7'5")**

Bathroom

Double Garage

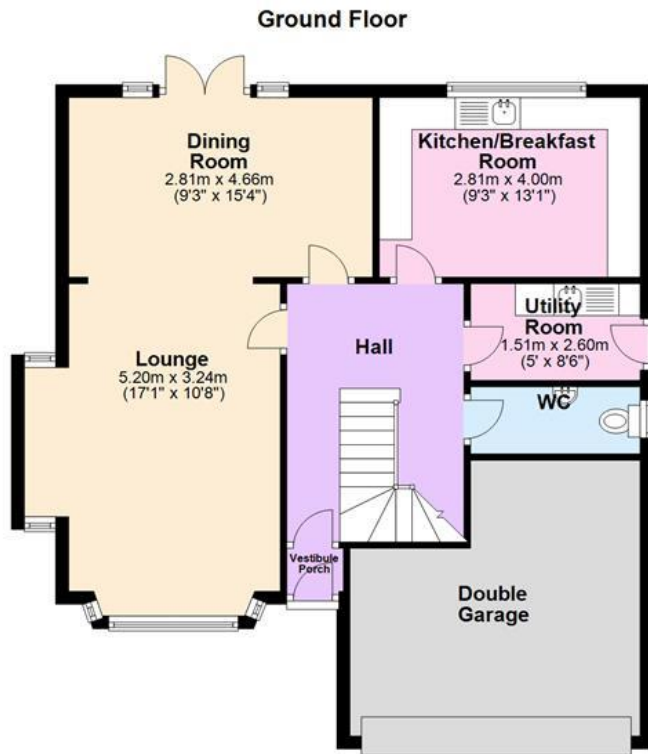




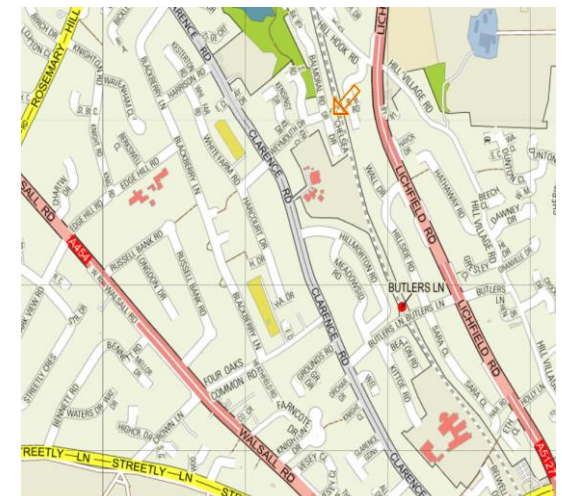
Floor Plan

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

Energy Efficiency Rating



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.
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