



Hillside Road, Four Oaks, Sutton Coldfield, B74 4DG

£435,000

This traditional semi-detached residence has been the subject of tasteful and sympathetic improvement and modernisation including a loft room conversion to provide generously proportioned family accommodation arranged over three floors.

Hillside Road is approached from Butlers Lane via Lichfield Road and occupies a popular and desirable location convenient for comprehensive amenities. Regular public transport services including Butler's Lane railway station are within walking distance and provide commuters easy access to Birmingham, Sutton Coldfield and Lichfield centres. Mere Green shopping centre provides a comprehensive range of shops, supermarkets and restaurants and the area is well served by good primary and secondary schools including Arthur Terry secondary school. (Client should establish catchment criteria as these can vary)

Well presented throughout and in good decorative order, the accommodation briefly comprises; reception porch entrance, reception hall with useful under stairs storage cupboard and door to a comfortable lounge with fireplace surround, marble inset and living flame coal fire forming a focal point of the room. The kitchen has been enlarged and extended to offer a generous living space complimented by a range of high-gloss units with granite work surfaces, built-in induction hob with extractor hood over, integrated dishwasher, expensive Karndean flooring and windows incorporating single casement french door leading out to the garden. A generous utility room has access to front and rear elevations with a further range of units and a guest WC and storage cupboard off.

On the first floor are three good size bedrooms with bedroom one enjoying a built-in double wardrobe with a well appointed family bathroom comprising a modern white suite with hand wash basin with cupboard under, separate glazed shower area and modern ceramic floor and wall tiling.

A further staircase leads up to bedroom three which offers a generously proportioned room with modern Velux window and access to useful eaves storage area.

Outside, the rear gardens enjoy a high degree of privacy with terrace and steps down to lawn with mature trees and shrubs, ornamental walling with flower beds and provides a great space for a family to enjoy. To the fore, a block paved driveway services a side garage and provides plenty of off street parking.



Porch

Hall

Lounge

16' 1" max into bay x 11' 4" (4.90m x 3.45m)

Kitchen/Breakfast Room

14' 8" max into bay x 20' 4" (4.47m x 6.19m)

Utility Area

20' 7" x 8' 4" (6.27m x 2.54m)

Garage

15' 1" x 7' 9" (4.59m x 2.36m)

Landing

Bedroom One

10' 7" x 16' 3" (3.22m x 4.95m)

Bedroom Two

12' 8" x 11' 4" (3.86m x 3.45m)

Bedroom Three

18' 6" x 12' 9" (5.63m x 3.88m)

Bedroom Four

9' 5" x 6' 9" (2.87m x 2.06m)

Bathroom

8' x 8' 10" (2.44m x 2.69m)



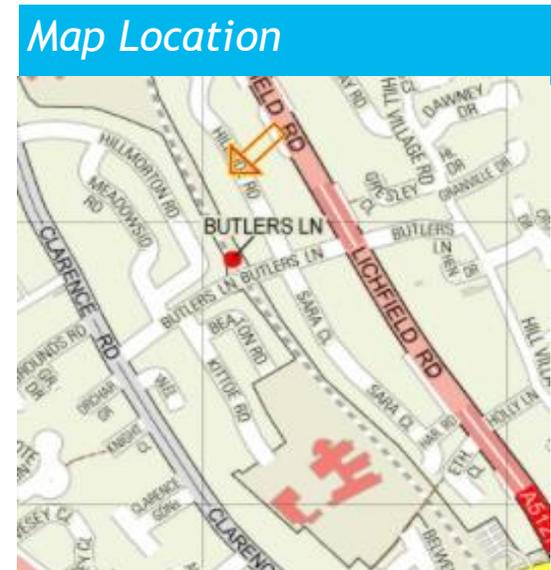


Floor Plan

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



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |







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Came on the market: 8th October 2020