



16 Poplar Rise, Four Oaks, Sutton Coldfield, B74 4HT Offers in the Region Of £625,000

Located in a popular cul-de-sac off Rosemary Hill Road in the exclusive area of Little Aston, this thoughtfully extended, detached family home offers versatile accommodation that must be viewed to be appreciated. This substantial family detached residence offers the discerning purchasers truly generous proportions combined with comfortable ground floor living accommodation and five good sized first floor bedrooms.

The accommodation which further benefits from gas central heating and double glazing briefly comprises the following: To the front elevation, the lounge boasts a feature stone wall with inbuilt fireplace and double sliding doors leading to an attractive formal dining room with full width PVCU double glazed sliding doors overlooking the rear garden, communicating door to a generous proportioned kitchen/breakfast room which enjoys a range of wooden base and wall units with inset drainer stainless steel sink unit and integrated appliances.

The light and airy sunroom, ideal to relax in, provides access to both the rear garden as well as the open car port to the front. Completing the ground floor accommodation, the snug with en suite off provides the option for a sixth bedroom.

On the first floor, an easy tread staircase with handrail leads to a light landing, spacious loft access, large airing cupboard and five excellent bedrooms. The principal bedroom benefits from fitted wardrobes and en suite bathroom with a fitted seat within the shower area, hand wash basin, and WC with low level suite. Bedroom two is a good double room with PVCU double glazed window to front and bedrooms three, four and five are further double rooms complimented by fitted wardrobes. A well appointed family bathroom with bath, pedestal washbasin, WC with low level suite and double windows that provide ample of natural light.

Outside, the L shaped rear garden form a particular feature and boast a sunny aspect providing space to entertain or to relax, extensively laid to lawn with well-stocked flower beds all enjoying a good degree of privacy.

To the fore, the in and out driveway has space for three cars in addition to the open car port.

#### ADDITIONAL INFORMATION

Tenure: We can confirm that the property is Freehold

Services Connected: Mains electricity, gas, water and drainage

Council Tax Band: We can confirm that the council tax band is F

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737 or via [fouroaks@paulcarrestateagents.co.uk](mailto:fouroaks@paulcarrestateagents.co.uk)







Entrance Porch

Hallway

Lounge 19' 3" max x 15' 5" (5.86m x 4.70m)

Dining Room 11' 0" x 11' 1" (3.35m x 3.38m)

Sunroom 11' 9" x 9' 2" (3.58m x 2.79m)

Kitchen/Breakfast Room 19' 3" x 13' 4" max (5.86m x 4.06m)

Snug 13' 8" x 10' 5" (4.16m x 3.17m)

WC

Open Car Port

Landing

Bedroom One 10' 3" x 14' 3" (3.12m x 4.34m)

En suite Bathroom

Bedroom Two 10' 3" x 14' 2" (3.12m x 4.31m)

Bedroom Three 12' 9" x 8' 6" (3.88m x 2.59m)

Bedroom Four 12' 7" x 8' 6" (3.83m x 2.59m)

Bedroom Five 12' 8" x 8' 4" (3.86m x 2.54m)

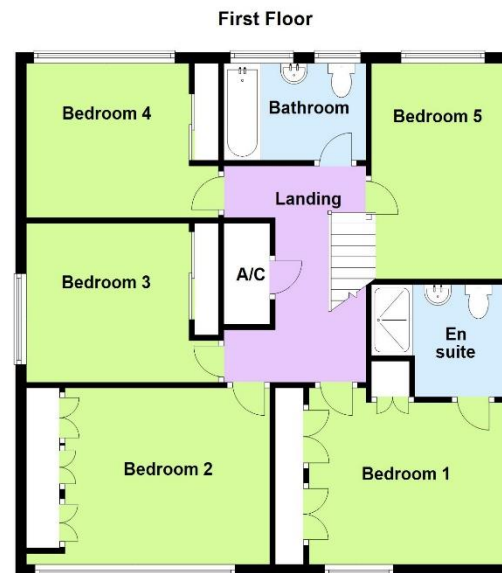






# Floor Plan

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



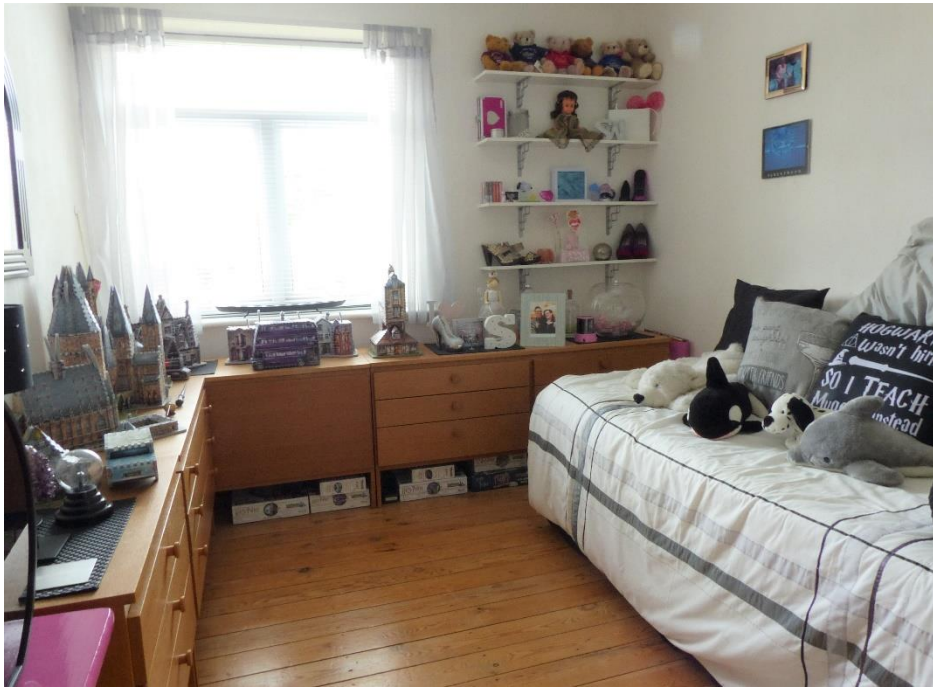
## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## 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: