



Hill Hook Road, Four Oaks  
Sutton Coldfield, B74 4XA

**£475,000**

A fantastic opportunity to purchase this much loved and superbly positioned, detached family home, offering a wealth of potential and encouraged to be viewed in order to be fully appreciated.

The house has been lovingly maintained by the current owners but is now ready for a new lease of life and offers a great opportunity to put your own stamp on and extend if desired (subject to planning). Set behind a spacious private driveway leading to a double garage and accessed into a useful porch and entrance hall with a guest WC and stairs to the first floor. The lounge is then a fantastic size and ideal for the whole family to enjoy and to the rear there is an archway leading through into a separate dining room. Further sliding doors then open into a conservatory offering further space to relax or dine. The kitchen is also a great size and has a wealth of built-in storage alongside room for a large dining table. On the first floor there are four bedrooms with beds one, two and three all benefitting from mirrored wardrobes. A family bathroom with a walk-in shower then completes the internal rooms.

Outside there is a delightful private garden and a spacious patio, enjoying a lovely quiet and private aspect ideal for children to enjoy. Hill Hook Road is ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.

Sold with the benefit of No Upward Chain this fantastic property is not to be missed.

Services connected: Gas, Electric, Water, Drainage  
Council tax band: E  
Tenure: Freehold



**Porch**

**Entrance Hall**

**WC**

**Lounge**

**6.49m (21'3") max x 3.40m (11'2")**

**Dining Room**

**3.40m (11'2") x 2.90m (9'6")**

**Conservatory**

**3.67m (12'1") x 3.40m (11'2")**

**Kitchen/Breakfast Room**

**5.81m (19'1") x 3.06m (10'1")**

**Landing**

**Bedroom 1**

**3.65m (12') x 3.73m (12'3")**

**Bedroom 2**

**3.09m (10'2") x 2.82m (9'3")**

**Bedroom 3**

**2.57m (8'5") x 1.95m (6'5")**

**Bedroom 4**

**2.20m (7'2") x 2.15m (7')**

**Bathroom**

**Double Garage**

**6.12m (20'1") x 5.50m (16'6")**



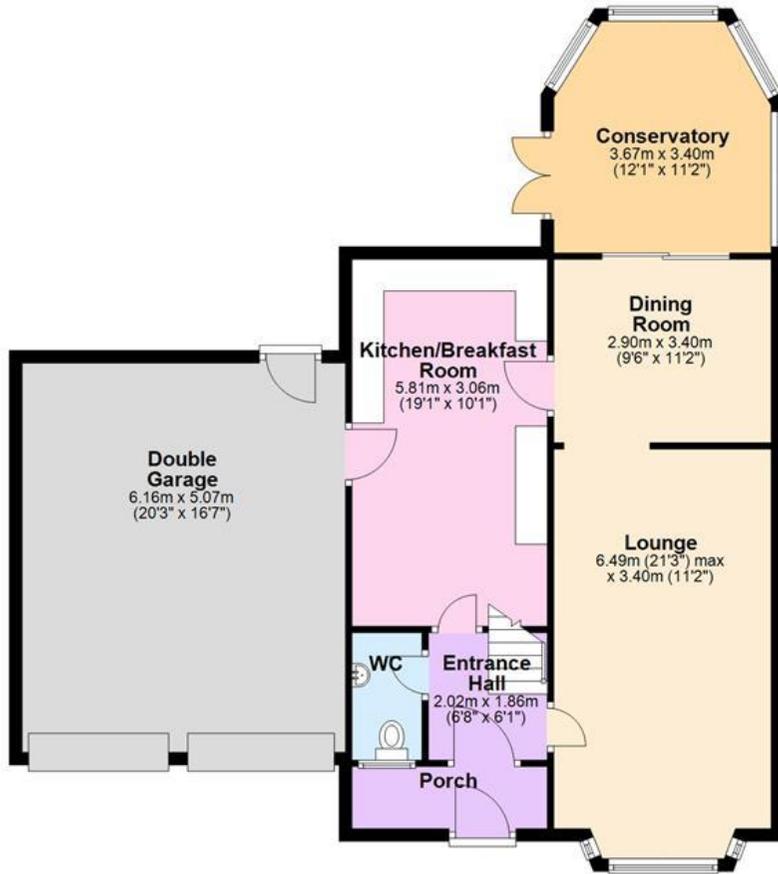


# Floor Plan

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

# Energy Efficiency Rating

Ground Floor



First Floor



# 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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