



**23 Blackroot Road, Four Oaks, Sutton Coldfield,
West Midlands, B74 2QP**

**PAUL
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EXCLUSIVE AND RURAL HOMES

Truly deceptive from the kerb, this deceptive family home affords the discerning purchaser well presented and comfortable accommodation offered for sale with the benefit of no upward chain. This versatile property boasts five/six bedrooms arranged over two floors which includes a fully equipped disabled suite with potential carer accommodation which would also offer potential as a granny or teenager annex. Enviably located in a highly desirable residential location, this attractive residence is set within a large mature plot with secure electric gated entrance and substantial block driveway providing comprehensive off street parking. The gardens form a particular feature, beautifully landscaped with a sweeping terrace and raised borders providing a first class area to either relax in or entertain friends, all enjoying a high degree of privacy. Internally, the heart of the home is a stunning L shaped kitchen/ breakfast room complimented by an impressive light and airy dining area with floor to ceiling windows. Sutton Park is on the doorstep and provides 2400 acres of natural park and woodland with all amenities easily accessible. Four Oaks railway station is nearby and provides the commuter with a regular service to Lichfield and Birmingham City centre. Four Oaks and Sutton Coldfield centres are only a few minutes drive away and provide a comprehensive range of quality shops, bistros and fine dining. Well regarded schools including Highclare School St Pauls, Arthur Terry Secondary School, Whitehouse Common Primary and Coppice Primary School cater for all age groups.

Internal inspection is essential and highly recommended and briefly comprises the following; Covered Porch entrance with herringbone brick and rustic brick relief. Reception Hall with feature decorative composite glazed entrance door with full height side panels, oak strip flooring, inset downlights and ceiling cornice. Glazed double communicating doors open to a generously proportioned Sitting room with picture windows overlooking the rear garden and windows incorporating bi folding doors opening to the side terrace, oak flooring flows throughout with a feature natural stone fireplace surround with raised and inset living flame gas fire forming a focal point of the room, ceiling cornice with centre ceiling rose and inset downlighting. The open plan kitchen/breakfast room is the heart of this home offering a comprehensive range of wood effect base and wall units with expensive granite work surfaces comprising inset 1 1/2 well stainless steel sink unit, range of integrated appliances including dishwasher, fridge and freezer. A large centre island incorporates a breakfast bar with wide drawers, inset oven and wine fridge, feature glazed dresser unit with wine store and bottle storage, brickette

style wall tiling, double glazed window to rear , ceramic floor tiling and opening to a stunning vaulted dining room with vellux windows allowing light to flood in, windows with views across the gardens and bi folding doors and decorative window over . Well Fitted Laundry/ Utility Room with high gloss base units base and wall units complimented by granite work surfaces, plumbing for washing machine and tumble dryer, inset circular stainless steel sink unit with mixer tap, ceramic floor tiling, decorative wall tiling and door to side. Guest Cloakroom, fully tiled with porcelain wall tiles and ceramic floor tiling, pedestal wash basin with lever mixer tap, WC with low-level suite and extractor fan.

Well Proportioned Study, PVCU double glazed window to front and providing an excellent home office with inset down lighting. A specially adapted annex provides a safe area offering disabled modifications suitable for a granny or teenager comprising a double bedroom with hi specification ensuite facility. The bedroom enjoys a PVCU double glazed window to the front elevation with independent access to side, air-conditioning unit and full height built in wardrobe. A glazed panel opens to the fully adapted ensuite wet room affording full height ceramic wall and floor tiling, electric rail and hoist, adapted shaped hand wash designed for disabled living, WC with low-level suite, opaque double glazed window to side, inset down lighting, specially adapted hydrotherapy bath (available subject to support negotiation) Bedroom two is specially adapted to provide either a live in care facility with PVCU double glazed window to front, fitted double wardrobe, single drainer stainless steel sink unit with mixer tap and twin ring oven, space for dishwasher, wood laminate style flooring and inset down lighting. Well appointed ensuite shower room comprising full height porcelain wall tiling, ceramic floor tiles, shower cubicle with folding shower screen, semi pedestal wash basin with mixer tap and WC with low-level suite.

On the first floor, an easy tread staircase with oak handrail leads up to the first floor landing and four further good sized bedrooms. Bedroom three is a good double room with sloping ceilings, PVCU double glazed dormer window facing front, inset down lights further complimented by a separate dressing area which is well fitted with a comprehensive range of built-in wardrobes, fitted drawer stacks and PVCU double glazed window to side. Well appointed ensuite shower room with rain head shower fitment and additional handheld shower and sliding shower screen, WC, vanity unit with cupboard under and hand wash basin, WC with low-level suite, Velux window, ceramic floor tiling with coordinated ceramic wall tiling to half height. Bedroom four with PVCU double glazed dormer windows facing front elevation, sloping ceilings, comprehensive range of fitted bedroom furniture including built-in wardrobes with dressing table and drawer stacks under, additional bedside cabinets with drawers and storage cupboards over. Well appointed ensuite shower room comprising full height ceramic floor and wall tiling with corner shower cubicle with sliding shower screens, vanity unit with inset shaped hand wash basin and WC with concealed low-level suite, Velux window to rear and inset vanity mirror. Bedroom five, a double room with PVCU double glazed dormer window to rear with sloping ceiling and inset down lights. Bedroom six, a generous single room with Velux window to rear, access to roof storage and inset down lighting. The Principal bathroom comprises a feature free standing bath with stainless steel claw feet and telephone mixer tap shower attachment, WC with a low level suite, pedestal wash basin, wall tiling with coordinated ceramic floor tiling, inset downlighting and PVCU double glazed window to rear.

Outside, the rear gardens form a particular feature of this property with mature screening trees ensuring a high degree of privacy. Large paved natural stone terracing with raised beds provide an excellent place for people to relax or to entertain with well-maintained lawns, pathways, inset Rose borders and a dry stream which meanders through the side boundary of the garden. The front gardens are attractively landscaped with a large ornamental water feature and dry stream with mature shrubs and extensive electric gated block paved driveway providing comprehensive and secure off street parking. Expensive aluminium greenhouse with a mains electric plus a large timber workshop with mains power and running water.

The gardens are illuminated by mains powered external lighting throughout the garden.



GROUND FLOOR

Entrance Hall

Lounge 20' 0" x 20' 0" (6.09m x 6.09m)

Dining Room 12' 1" x 17' 0" (3.68m x 5.18m)

Kitchen 14' 1" x 20' 0" (4.29m x 6.09m)

Utility 7' 0" x 7' 1" (2.13m x 2.16m)

WC

Office 10' 0" x 9' 11" (3.05m x 3.02m)

Bedroom Three 11' 0" x 15' 0" (3.35m x 4.57m)

Ensuite

Bedroom Four 7' 1" x 13' 0" (2.16m x 3.96m)

Double Garage

FIRST FLOOR

Bedroom One 13' 8"max x 19' 0"max (4.16m x 5.79m)

Dressing Room

Ensuite

Bedroom Two 11' 1" x 18' 0"max (3.38m x 5.48m)

Ensuite

Bedroom Five 8' 1" x 10' 1" (2.46m x 3.07m)

Bedroom Six 8' 1" x 10' 1" (2.46m x 3.07m)

Family Bathroom



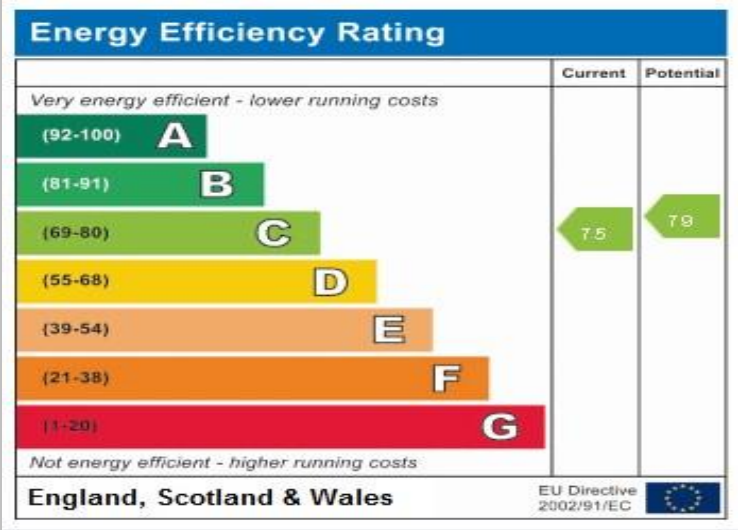


FLOORPLAN

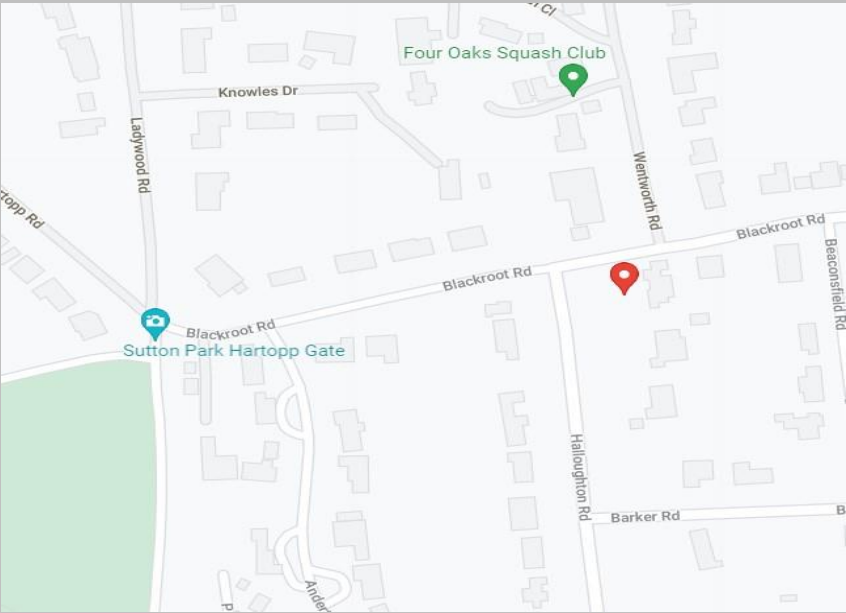
Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating



Map Location





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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