PINE LEIGH
FOUR OAKS
SUTTON COLDFIELD
B74 2XW

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

PART EXCHANGE CONSIDERED
A superbly updated and meticulously renovated five-bedroom family home, nestled in the highly sought-after area of Four Oaks. Here, you'll find an abundance of space for your family to revel in, both indoors and outdoors. The property comes complete with enticing features such as a garden room, a games room for endless entertainment, and a separate gym to support an active lifestyle.

Ground floor: reception hallway, kitchen/breakfast/family room, drawing room, garden room, games room, study, boot room with internal access to garage, two guest cloakrooms.
First floor: principal bedroom with walk in wardrobe and en-suite bathroom with freestanding bath and walk in shower, bedrooms two, three and four double bedrooms, bedroom five double bed with built in desk, two family bathrooms with walk in showers.
Outside: double garage with internal access, large block paved driveway with space for multiple cars, front garden with lawned area and established trees, outbuilding and separate gym, rear garden with lawned and patio areas.

Approximate gross internal floor area including garaging and outbuilding 3,308 square feet (308 square metres).
Epc Rating C.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Situation

4 Pine Leigh is situated on one of the most desirable roads in the sought-after Four Oaks area.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Tenants are advised to check with the Council for an up to date information on school catchment areas.

In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. Sutton Coldfield town centre provides a comprehensive range of high street shops, restaurants and coffee shops within the Gracechurch Shopping Centre.

Sutton Park is a designated Site of Special Scientific Interest and offers great scope for walking, golf and a variety of outdoor pursuits.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.

Distances

Sutton Coldfield town centre 1.5 miles
Lichfield 8 miles
Birmingham 8.5 miles
Birmingham International/NEC 15 miles
M6 Toll (T5) 5.5 miles
M6 (J7) 7 miles
M42 (J9) 7 miles
(Distances approximate)

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Description of Property

This five-bedroom family residence occupies a great plot with generously sized front garden on a private road in the sought after Four Oaks area.

The block paved driveway flanked by lawned areas with beautifully established trees, leads up to the front door. The front door opens to the reception hallway, a charming and light space with hardwood flooring, guest cloakroom and under stair storage.

The drawing room lays just to the right of the front door a fantastic space that benefits from glass double doors to the garden room that flood the room with natural light, a feature stone fireplace serves as a focal point.

The garden room is a fantastic versatile space, finished to the same meticulous standard as the rest of the house it offers the flexibility to be used as a snug, living room and dining space. The room feels light and open thanks to its great use of space as well as windows to multiple aspects of the property and to the rear garden. Hardwood flooring throughout seamlessly transitions into the beautiful kitchen/breakfast room.

The kitchen/breakfast room has been fitted to a high specification, resulting in a contemporary kitchen with all the modern conveniences you could want. A central island with breakfast bar includes a composite countertop with sink, induction hob and retractable extractor, built in ovens and grill and integrated fridge/ freezer, an array of floor and wall cabinets finish the kitchen with a clean yet homely style. A utility room lays just off from the kitchen and includes a sink and space for washer and dryer.

Double doors lead from the kitchen and into the games room, a fantastic addition to this home, with two sets of French doors leading out to the side and rear of the property to the wrap around patio, a bespoke bar with sink finishes the room. A study/office can be accessed from the back of the games room and features a front aspect window. Steps lead up from the games room to a second utility room, featuring a boot room with sink, guest cloakroom, internal access to the garage and door to the rear of the property.

To the first floor the vaulted principal bedroom suite features a Juliette balcony looking out the rear of the property, a walk-in wardrobe/dressing room leads you into the stunning en-suite bathroom which benefits form a freestanding bath and walk in shower. There are an additional three double bedrooms, and a fifth bedroom with built in desk. The first floor is finished with two separate family bathrooms both with walk in showers.

Gardens and Grounds

The property is approached via a block paved driveway with space for multiple cars leads up to the front of the house and double garage with internal access, lawned areas either with established trees frame the driveway and house.

The rear of the property incorporates lawned and patio areas split over two levels and has been beautifully well maintained, it provides the perfect space for entertaining outside in the warm summer months.

The rear garden also includes a summer house currently being used as a gym but thanks to its high standard of finish offers the versatility to be used as a home office or garden lounge.

Services

We understand that mains water, drainage, electricity, and gas are connected.

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are excluded.

Directions

From the agents' High Street office head south-east on the A5127. At the roundabout, continue straight onto Four Oaks Road. Turn right onto Pine Leigh and you will find the property on the right-hand side.

Terms

Tenure: Freehold
Local Authority: Birmingham City Council 0121 303 1111
Tax Band: G

Viewings

All viewings are strictly by prior appointment through Aston Knowles, Sutton Coldfield, 0121 362 7878.









Disclaimer - Important Notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC Rating

EPC Rating : C

Broadband Average speed in area

Broadband Average speed in area : 100 Mbps

COUNCIL TAX BAND

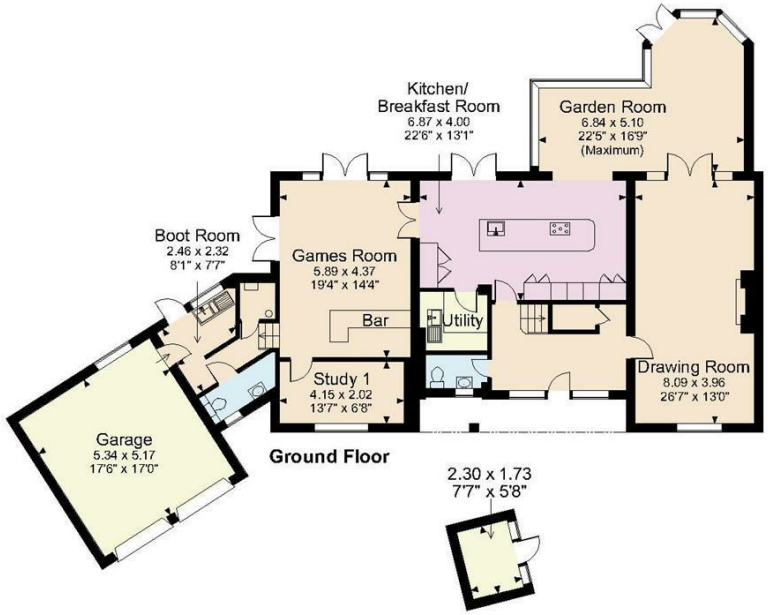
COUNCIL TAX BAND : G
BIRMINGHAM

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

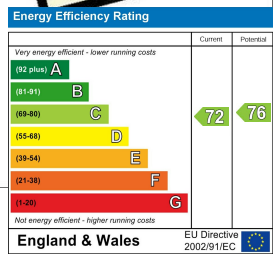
ASTON KNOWLES

Pine Leigh, Sutton Coldfield
Approximate Gross Internal Area
Main House = 2871 Sq Ft/267 Sq M
Garage = 297 Sq Ft/28 Sq M
Outbuilding & Gym = 140 Sq Ft/13 Sq M





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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