

Bill Tandy

DRAFT

211b Hill Village Road, Four Oaks, Sutton Coldfield, West Midlands, B75 5JQ

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**211b Hill Village Road, Four Oaks,  
Sutton Coldfield, West Midlands, B75  
5JQ**

**£650,000**

Enjoying a lovely setting in this highly regarded location, this impressive five bedroom detached family home enjoys far-reaching views to the rear. The versatile accommodation has an impressive 'L' shaped lounge and dining room, together with a ground floor bedroom with en suite shower wet room. The four first floor bedrooms are all well proportioned, with the master bedroom being particularly large with a range of fitted furniture. The lovely southerly aspect is perfect for enjoying the generously proportioned garden which offers a good degree of privacy and is particularly well tended. Within minutes walk of Mere Green centre and perfect for local schools and transport this ideal family home must be viewed internally to be fully appreciated.



**CANOPY PORCH**

with wall lantern and obscure glazed entrance door and side screen opening to:

**RECEPTION HALL**

having stairs leading off, radiator and door to:

**FITTED GUESTS CLOAKROOM**

having close coupled W.C., vanity unit with wash hand basin and mono bloc mixer tap, partial ceramic co-ordinated wall tiling and extractor fan.

**IMPRESSIVE 'L' SHAPED LOUNGE/DINING ROOM**

7.80m max x 5.76m max (3.64m min x 3.31m min) (25' 7" max x 18' 11" max - 11' 11" min x 10' 10" min) the focal point of the room provided by a traditional fireplace with wooden surround with tiled hearth and fitted gas fire, UPVC double glazed bow window to front, double radiator and four wall light points. The Dining Area has a double glazed sliding patio door, radiator and serving hatch to kitchen.

**FITTED KITCHEN**

4.10m x 3.50m (13' 5" x 11' 6") having granite work tops with base storage cupboards and drawers below, single drainer sink unit with mixer tap, matching wall mounted storage cupboards, built-in electric double oven with four ring gas hob, granite splashback and concealed extractor hood, integrated fridge and freezer with matching fascias, built-in dishwasher, breakfast bar, UPVC double glazed window to rear, extractor fan and opening through to:

**LAUNDRY**

having space and plumbing for washing machine and tumble dryer and UPVC double glazed door to rear garden.



**BEDROOM FIVE**

4.00m x 2.40m (13' 1" x 7' 10") a versatile ground floor bedroom having UPVC double glazed window to rear, double radiator, laminate flooring, low energy downlighters and sliding door through to:

**SHOWER WET ROOM**

fully tiled and having shower area with thermostatic shower fitment with hose and drencher shower with free-standing body dryer, close coupled W.C., vanity wash hand basin, mirrored vanity cabinet, built-in linen store cupboard, contemporary radiator, separate chrome heated towel rail, low energy downlighters and extractor fan.

**FIRST FLOOR LANDING**

having cupboard housing the Worcester condensing combination gas central heating boiler, and loft access hatch with pulldown loft ladder leading to a useful boarded loft area. Doors lead off to:



### **BEDROOM ONE**

6.40m x 3.34m (21' 0" x 10' 11") a very generous through room having UPVC double glazed window to front and further UPVC double glazed window to rear with far-reaching views, two radiators, range of contemporary fitted wardrobes, overhead storage cupboards and bedside cabinets, additional drawer space and chests of drawers and built-in wardrobe.

### **BEDROOM TWO**

3.76m x 3.36m (12' 4" x 11' 0") having UPVC double glazed window to front and radiator.

### **BEDROOM THREE**

3.03m x 2.70m (9' 11" x 8' 10") having built-in wardrobe, UPVC double glazed window again with a lovely rear view and radiator.

### **BEDROOM FOUR**

3.23m x 2.34m (10' 7" x 7' 8") having UPVC double glazed window to front and radiator.



### **FULLY TILED SHOWER ROOM**

having a corner quadrant shower cubicle with Triton electric shower fitment, vanity unit with inset wash hand basin with mono bloc mixer tap and useful storage cupboards, close coupled W.C., LED backlit vanity mirror, chrome heated towel rail/radiator, additional radiator, ceramic wall tiling, downlighters and extractor fan.

### **OUTSIDE**

The property is set back off the road with a driveway providing parking for several cars flanked by a lawned foregarden with mature trees and shrubbery. To the rear of the property is a superb sized garden having a generous patio and steps to a lower lawn with mature shrubbery and side borders, garden summerhouse, fenced perimeters and a lovely southerly aspect.

### **GARAGE STORE**

2.51m x 2.49m (8' 3" x 8' 2") the residue of the former garage having an up and over entrance door and providing useful storage space.

### **COUNCIL TAX**

Band E.



### **FURTHER INFORMATION/SUPPLIES**

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### **TENURE**

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

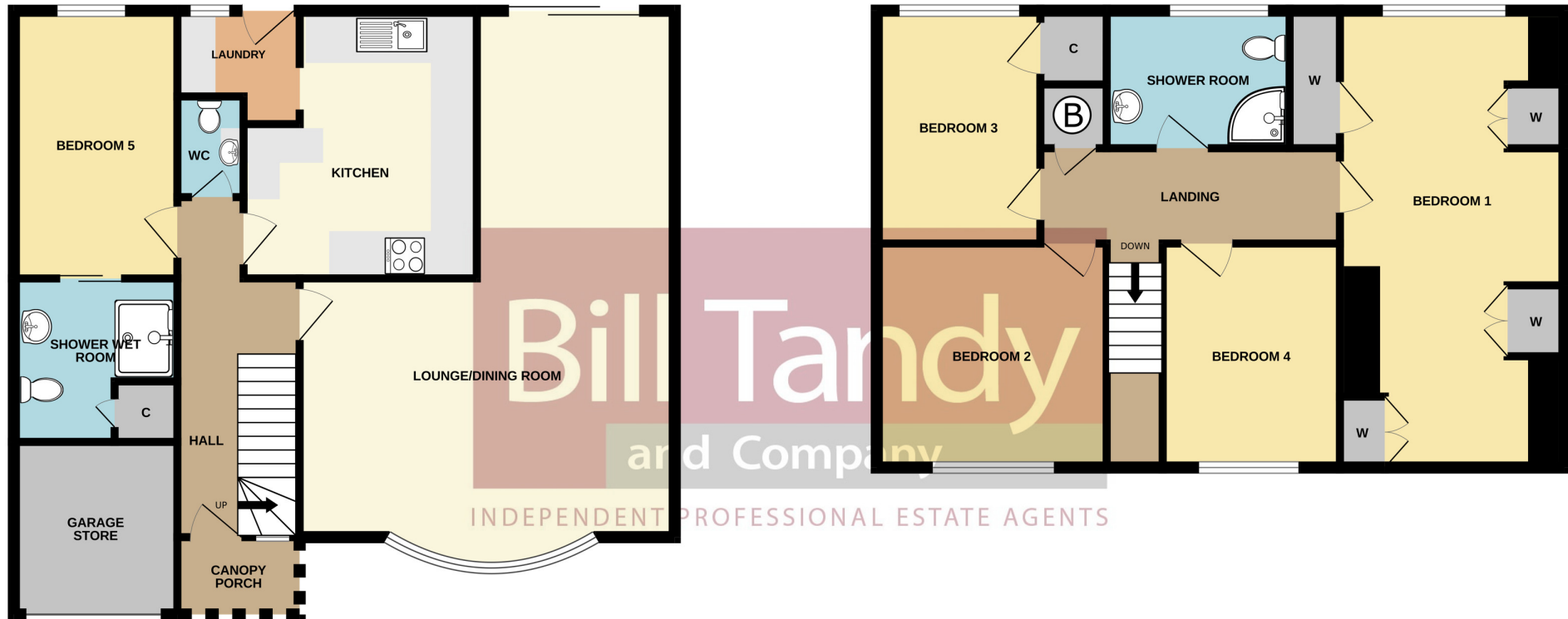
### **VIEWING**

By arrangement with the Selling Agents, Bill Tandy and Company, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or [fouroaks@billtandy.co.uk](mailto:fouroaks@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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