

1 Forge Cottage, Slade Road, Four Oaks, Sutton Coldfield,
West Midlands, B75 5PA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£650,000

With a name such as Forge Cottage its unsurprising that this beautiful 18th Century character detached home was once the local forge for the area. Standing in this most distinctive setting this iconic family home has undergone a transformation over recent years to create a superbly versatile and generously proportioned property, taking full advantage of its unique plot. With character in abundance the property has been sensitively improved with a wonderful use of natural materials designed to enhance its undeniable appeal. The extent of the accommodation creates enormous versatility with four large reception rooms and an additional study. The beautiful kitchen is fabulously equipped with natural wood work tops and free-standing Aga providing both warmth and character. The bedrooms are all on the first floor, with bedroom four being separately accessed, and there is both a ground floor bathroom and first floor shower room. Outside the gardens have been cleverly landscaped and wrap around the property, and even includes a concealed access to a small cellar which is currently used as a music room. With so much on offer behind its unassuming but characterful frontage, this truly is a home worthy of an internal inspection to fully appreciate all it has to offer.



RECEPTION HALL

approached via a solid door entrance with keyless entry system and pillared canopy porch and having feature tiled flooring, low energy downlighters, beamed ceiling and door to:

SNUG/PLAYROOM

3.96m x 3.66m (13' 0" x 12' 0") the first of several versatile reception rooms having feature inglenook fireplace with raised slate hearth and traditional stove flanked by useful shelving, revealed beams to ceiling, wall light points and leaded UPVC double glazed bay window to front with window seat and double radiator.

CRAFT ROOM

3.94m x 3.52m (12' 11" x 11' 7") again a versatile room but well fitted with extensive craft work space with base and wall mounted storage cupboards and drawers, leaded UPVC double glazed bay window with inset desk, traditional feature fireplace with cast-iron grate and slated hearth set into an inglenook and further leaded UPVC double glazed window to rear.

TRADITIONAL FAMILY BREAKFAST KITCHEN

4.77m max x 4.19m (15' 8" max x 13' 9") beautifully fitted with extensive real wood work tops with base storage cupboards and drawers beneath, enamel butler style sink with mono bloc mixer tap with hose attachment, inglenook housing the twin plate Aga, central island unit again with natural wood work top and base storage cupboards and drawers, breakfast bar unit, leaded UPVC double glazed windows to each side, ceramic floor tiling and beams to ceiling with low energy downlighters.

UTILITY ROOM

having space and plumbing for washing machine, tumble dryer and dishwasher, space for American style fridge/freezer, wall mounted storage cupboards, ceramic floor tiling with underfloor heating, ceramic wall tiling, low energy lighting, leaded UPVC double glazed window and extractor fan.

STUDY

3.11m x 2.11m (10' 2" x 6' 11") having a continuation of the tiled flooring with underfloor heating and leaded UPVC double glazed window to side.



FAMILY DINING ROOM

6.65m x 3.07m max (21' 10" x 10' 1" max) again with tiled flooring with underfloor heating, low energy downlighters, leaded UPVC double glazed window to side, useful under stairs storage cupboard and double glazed double doors with side screens opening to:

FAMILY SITTING ROOM

5.31m x 3.02m (17' 5" x 9' 11") again with the tiled flooring with underfloor heating, quadruple bi-fold doors opening out to the rear patio, high vaulted ceiling with revealed beams and wall light points.

FAMILY BATHROOM

having panelled bath with mixer tap and shower attachment, vanity unit with wash hand basin with mixer tap, close coupled W.C., ceramic floor tiling with underfloor heating, ceramic wall tiling, extractor fan, two UPVC obscure double glazed windows and downlighters.

FIRST FLOOR LANDING

with spindle balustrade, leaded double glazed windows to each side, beams to ceiling and doors leading off to:

BEDROOM ONE

4.30m x 3.97m (14' 1" x 13' 0") having full height and width fitted wardrobes with central concealed area for T.V. and media, leaded UPVC double glazed window to front and double radiator.



BEDROOM TWO

3.97m x 3.68m (13' 0" x 12' 1") with leaded UPVC double glazed window to front and double radiator.

BEDROOM THREE

2.76m x 2.24m (9' 1" x 7' 4") having leaded UPVC double glazed window, radiator and access to loft space with pulldown ladder.

FAMILY SHOWER ROOM

being fully tiled and having a corner steam shower cabin with multi point shower, jet spray and rainfall shower, close coupled W.C., vanity unit with wash hand basin with mono bloc mixer tap, chrome heated towel rail/radiator, underfloor heating, two UPVC obscure double glazed windows and extractor fan.

BEDROOM FOUR

4.60m x 2.92m (15' 1" x 9' 7") having a separate staircase approach this attic style bedroom has two double glazed skylight windows, feature beamed ceiling, double radiator and door giving access to additional loft space housing the gas central heating boiler.



OUTSIDE

10' 2" x 8' 11" The property is set back off the road with a picket fence perimeter to the front with central pathway flanked by gravelled areas with standard rose lined pathway with gated access leading to the side and rear. The garden extends on three sides of the property being cleverly landscaped with artificial turf and polished concrete patio seating area, generous pergola and barbecue area with light and power points. As the garden wraps around the property it has a good degree of privacy with fenced perimeters and attractive water feature, all ideal for entertaining. There is also external access to a useful CELLAR (3.10m x 2.72m - 10'2" x 8'11") with power and lighting.

GARAGE

5.90m max (3.73m min) x 8.31m (19' 4" max 12'3" min x 27' 3") a generous garage space approached via twin electric up and over entrance doors and having downlighters, power points and extensive shelving.

COUNCIL TAX

Band F.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England, Scotland & Wales			

TENURE

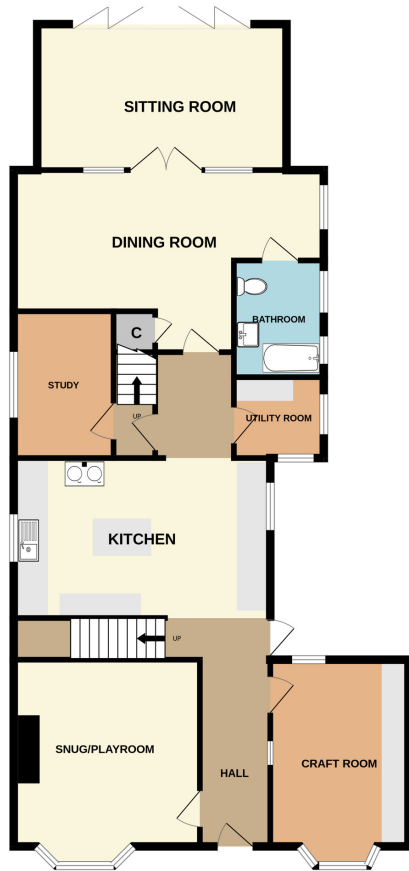
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

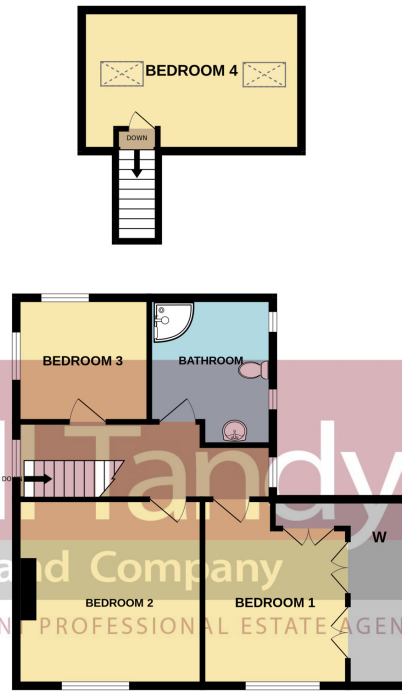
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

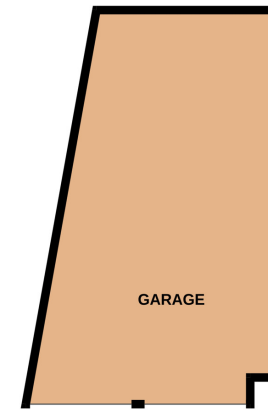
GROUND FLOOR



1ST FLOOR



GARAGE



FORGE COTTAGE, 1 SLADE ROAD, FOUR OAKS, SUTTON COLDFIELD B75 5PH

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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