



36 MIDGLEY DRIVE, FOUR OAKS, B74 2TW

ASKING PRICE - £985,000

Set within the heart of Four Oaks, this substantially improved and thoughtfully enlarged Freehold detached family residence represents an exceptional opportunity to acquire a beautifully appointed home ideally suited to modern family living. Positioned upon a generous mature plot with delightful landscaped gardens and a charming tree-lined rear aspect, the property enjoys an enviable setting, only a short stroll from Mere Green, where an excellent array of restaurants, cafés and everyday amenities can be found. Four Oaks railway station is similarly positioned close by, together with excellent public transport and road links, whilst the area is served by highly regarded schooling for all age groups, including The Arthur Terry School. The vast natural beauty of Sutton Park, extending to approximately 2,400 acres, is positioned close by, providing outstanding outdoor leisure opportunities.

Finished to an exacting specification throughout, the property benefits from gas central heating and PVC double glazing (where specified) with the accommodation having been carefully designed to create a superb blend of practicality, elegance and contemporary style.

Entered via a fully enclosed porch opening into a welcoming reception hall, the accommodation immediately conveys a sense of quality and space. To the rear of the property is a generous enlarged lounge enjoying delightful views across the landscaped gardens, whilst a separate sitting/dining room features a charming living flame gas fire, creating a warm and relaxing environment. A further study provides the ideal space for home working or children's homework, whilst an additional versatile reception room could equally serve as a gym, hobby room or playroom.

Undoubtedly forming the heart of the home is the magnificent 31' open-plan breakfast kitchen and dining room. Beautifully designed for modern family life, the comprehensively fitted kitchen incorporates a substantial central island together with an extensive range of fitted units, flowing seamlessly into a bright orangery. This stunning space is enhanced further by a wide double glazed roof lantern and full width double glazed bi-fold doors. A separate utility room and guest cloakroom/WC further enhance the practicality of the ground floor accommodation.

To the first floor, the property offers four generous bedrooms. The substantial principal bedroom suite enjoys its own sitting area together with a walk-in wardrobe leading through to a beautifully appointed en-suite shower room. Bedroom two similarly benefits from fitted wardrobes and its own en-suite shower room, whilst the remaining accommodation is served by a large contemporary family bathroom appointed with a stylish white suite. Externally, the mature landscaped gardens provide a delightful backdrop to the property, being of a south easterly aspect, whilst a single garage further complements the home. Properties of this calibre, offering such generous and versatile accommodation within this highly regarded Four Oaks location, are rarely available. Viewing is therefore considered absolutely essential in order to fully appreciate the standard, proportions and exceptional lifestyle opportunity on offer within this outstanding family residence.



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Set back from the roadway behind a tarmac driveway with side lawned garden, access is gained to the accommodation via PVC double-glazed double doors opening to:

FULLY ENCLOSED PORCH: PVC double-glazed windows to fore, part obscure PVC double-glazed door opening to:

WELCOMING RECEPTION HALL: PVC double-glazed window to fore, radiator, tiled floor, storage cupboard, inner hallway featuring three tall internal windows, radiator and tiled floor, opening to:

SPACIOUS LOUNGE: 20'10" x 11'3" (6.35m x 3.43m): PVC double-glazed windows with central double-glazed double French doors opening to the rear garden, elevated wall-mounted feature gas fire, two double radiators.

SITTING/DINING ROOM: 16'6" max / 12'10" min x 11'6" (5.03m max / 3.91m min x 3.51m): PVC double-glazed bay window to fore, double radiator, elevated inset remote-controlled living flame log-effect gas fire, tiled floor.

GYM/HOBBY OR PLAYROOM: 15'8" x 6'9" (4.78m x 2.06m): PVC double-glazed double French doors to rear, double radiator.

STUDY/HOME OFFICE: 8'6" x 6'9" max / 6'0" min (2.59m x 2.06m max / 1.83m min): PVC double-glazed window to fore, radiator, fitted desk/worktop.

FITTED BREAKFAST KITCHEN COMBINING ORANGERY: 31'4" max / 21'3" min x 14'6" max / 10'1" min (9.55m max / 6.48m min x 4.42m max / 3.07m min):

DINING AREA: Space for dining table, double radiator, opening to:

FITTED BREAKFAST KITCHEN: Featuring a wide central island with quartz worktop and a range of fitted gloss white base units beneath, together with a further comprehensive range of matching units to both base and wall level, one and a half bowl sink unit set into additional quartz work surfaces, recess for range-style cooker, space for American-style fridge freezer, integrated dishwasher, concealed colour-changing LED lighting.

ORANGERY: Full-width PVC double-glazed bi-fold doors to rear with two further PVC double-glazed windows to side together with wide double-glazed roof lantern over incorporating concealed colour-changing LED lighting, double radiator, space for sofas/chairs, tiled floor.

UTILITY ROOM: 5'8" x 5'0" (1.73m x 1.52m): Part PVC double-glazed door to side, rolled edge worktops, fitted wall and base units, recesses for washing machine and dryer, tiled floor.

GUEST CLOAKROOM/WC: Matching white suite comprising low flushing WC and wash hand basin with base unit beneath, part tiling to walls, tiled floor.



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





RETURN STAIRS TO LANDING: PVC double-glazed window to fore, radiator.

MASTER BEDROOM SUITE: 25'1" x 11'4" (7.65m x 3.45m): PVC double-glazed window to rear, double radiator, substantial additional sitting area providing space for sofa/chairs.

WALK-IN WARDROBE: 6'10" x 5'4" (2.08m x 1.63m): Fitted shelving and hanging rails, tiled floor.

EN-SUITE SHOWER ROOM: PVC double-glazed obscure window to rear, matching white suite comprising enclosed shower cubicle, wash hand basin and low flushing WC, radiator, tiled splashbacks and tiled floor.

BEDROOM TWO: 16'9" max / 13'0" min x 11'2" max / 9'2" min (5.11m max / 3.96m min x 3.40m max / 2.79m min): Deep PVC double-glazed bay window to fore, two double fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM: PVC double-glazed obscure window to fore, matching white suite comprising enclosed shower cubicle, wash hand basin and low flushing WC, double radiator, tiling to walls and floor.

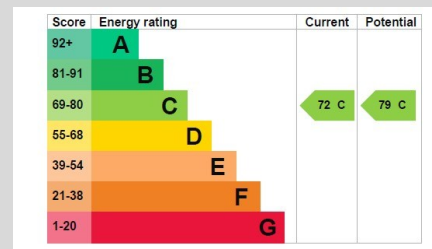
BEDROOM THREE: 15'9" x 10'9" plus door recess (4.80m x 3.28m): PVC double-glazed window to rear, two double wardrobes, double radiator.

BEDROOM FOUR: 11'10" x 8'3" (3.61m x 2.51m): PVC double-glazed window to fore, double radiator.

LARGE FAMILY BATHROOM: 10'8" x 8'9" (3.25m x 2.67m): PVC double-glazed obscure window to side, matching white suite comprising bath, wide vanity wash hand basin with double base unit beneath, low flushing WC and separate enclosed shower cubicle, double radiator, tiling to walls and floor.

GARAGE: 16'4" x 8'6" (4.98m x 2.59m). (Please check the suitability of this garage for your own vehicle).

OUTSIDE: Wide paved patio area leading to a well-tended mainly lawned rear garden flanked by shaped borders, timber fencing and delightful tree-lined aspect, together with rear summerhouse having light and power, windows and doors opening onto the garden, being of an approximate south easterly aspect



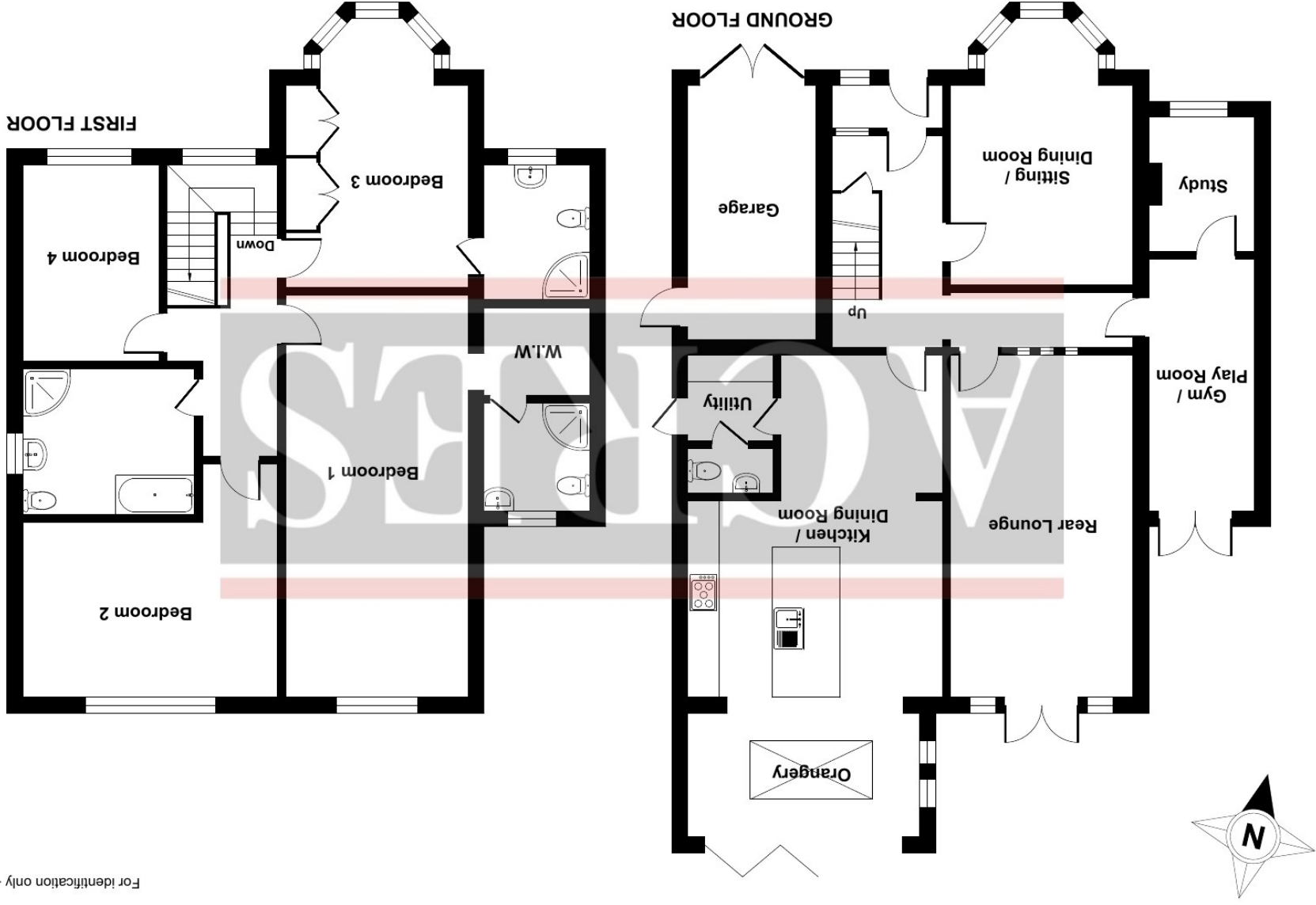
Council Tax Band: F



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Midgley Drive, Four Oaks, Sutton Coldfield, B74

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Acres Estate Agent, REF: 1463281

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