



*12 SILVER BIRCH COPPICE, FOUR OAKS, B74 4NA*

## OFFERS AROUND - £935,000

This delightful, individually designed, imposing, attractive, freehold, executive style, detached family home, is set in a prime, central and sought after location, on a gated driveway, upon Silver Birch Coppice, being set off Knighton Road.

Within short walking distance you will find Four Oaks infant and junior school, furthermore Four Oaks, offers excellent public transport links including access to the Cross City rail line. An array of shopping facilities is available at 'The Crown', Streetly Village and Mere Green centre itself, as well as being positioned within an approximate one mile radius of Sutton Park, with all its natural beauty and delightful walkways.

Having the security of an alarm system and featuring an integrated sound system to various rooms, the property additionally of course offers both pvc double glazing and gas central heating.

Upon entering the property via its welcoming reception hallway, you are greeted by style and feature of a galleried first floor landing with vaulted ceiling above. The spacious lounge has an Inglenook fireplace with feature remote controlled, living flame gas fire, furthermore there is a separate dining room and a fitted study which is ideal for home working. A substantial, comprehensively fitted breakfast kitchen with central island unit, provides an ideal relaxed entertaining/family area, furthermore the ground floor accommodation provides a utility room and guests cloakroom/wc being set off the reception hall.

A generous first floor landing opens to the property's four double bedrooms, the master having an array of fitted wardrobes and large en-suite shower room off. Bedroom two additionally features wardrobes and a further en-suite shower room, furthermore there is an additional family bathroom. Set to the rear and side, the property has well stocked and tended gardens, providing a high degree of privacy together with enclosed parking within a double garage. To fully appreciate this charming house of great style and character, we highly recommend an internal inspection.

Set back from the roadway behind an electric gated driveway, there is a substantial, shaped, block paved, multi-vehicular driveway, flanked by lawns, mature shrubs, bushes and hedging, access is gained to the property via a part obscure door opening to:



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**FEATURE RECEPTION HALL:** Obscure double glazed windows to front and side, double radiator, under stairs storage cupboard.

**GUESTS CLOAKROOM/WC:** White low flushing wc, wash hand basin, half height tiled splash backs and tiled floor, radiator.

**ATTRACTIVE LOUNGE:** 21'7" max / 19'8" min x 15'10" max / 12'5" min Pvc double glazed windows to front and rear with double glazed double French doors to garden, Inglenook fireplace having further double glazed windows and central pebble style remote controlled living flame gas fire, double radiator, ceiling music speakers.

**STUDY/HOME OFFICE:** 8'7" x 7' max Double glazed window to side, fitted desk with a further range of fitted furniture to wall and base level including drawers, radiator.

**DINING ROOM:** 14'6" x 11'2" Pvc double glazed window to rear with central double glazed double French doors, radiator.

**FITTED BREAKFAST KITCHEN:** 27' x 11'6"

**Breakfast Area:** Pvc double glazed window to side, space for breakfast table with double radiator, being open plan to:

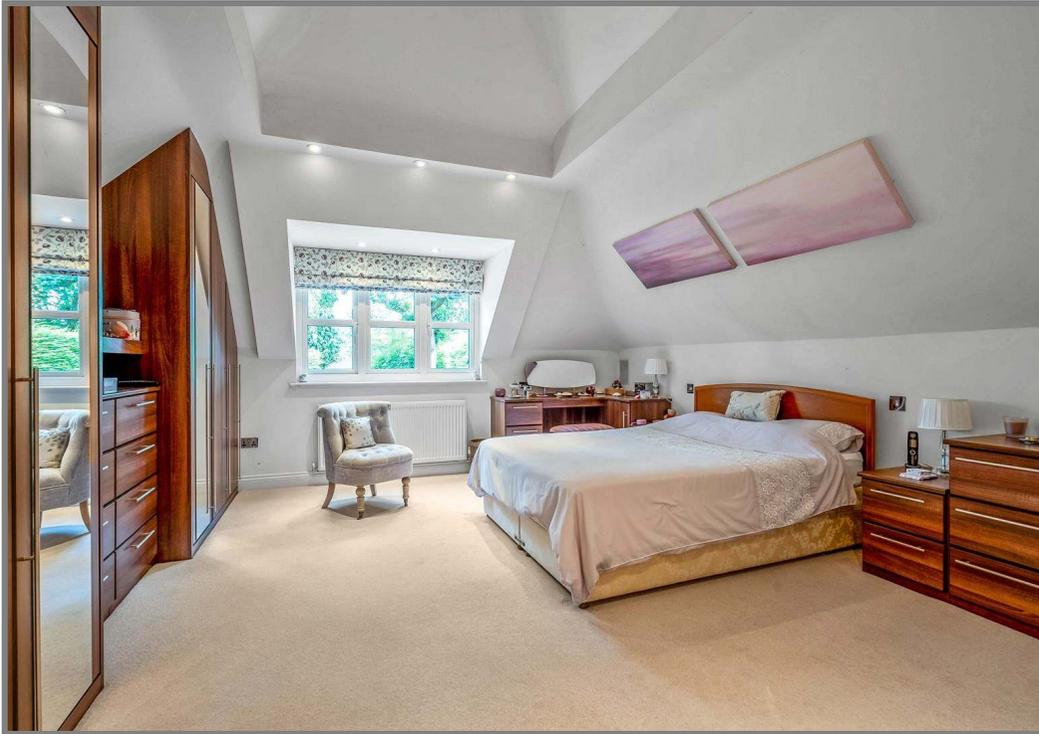
**Fitted Kitchen:** Pvc double glazed window to rear, double bowl stainless steel sink unit set into sweeping granite work surfaces having upstands, there is a comprehensive range of viewings to both base and wall level including pan drawer units, co-ordinating central island with further base units, stainless steel elevated twin ovens and grill, microwave, integrated dishwasher, induction hob having side wok gas burner, stainless steel extractor canopy over, ceiling music speaker.

**UTILITY ROOM:** 9'3" x 6'7" max / 5'4" min Pvc double glazed window and door to side, single drainer sink unit with base unit beneath, further wall and base units set to full width to wall, recesses for washing machine & dryer, radiator.

**RETURN STAIRS TO HALF GALLERIED LANDING:** 14'10" x 13'4" Double glazed window to front, feature exposed, timber stained hand rail and spindles, LED floor lighting, double radiator, airing cupboard, storage cupboard.



**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.





**BEDROOM ONE:** 24'1" max / 14'6" min x 15' max / 8'6" into wardrobes Pvc double glazed window to front, feature vaulted ceiling, double radiator, there is an extensive range of fitted wardrobes including two double and two units, central tall boy drawer units, fitted dressing table, bedside units, additional double walk-in wardrobes being 12' x 5'

**LARGE EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle with shaped glazed splash screen, wall hung wash hand basin, low flushing wc, double radiator, tiling to walls and floor.

**BEDROOM TWO:** 19'8" max / 13'3" min x 12'9" max / 6'3" min Pvc double glazed windows to front and rear, radiator, three double fitted wardrobes.

**EN-SUITE SHOWER ROOM:** Pvc double glazed obscure window to front, matching white suite comprising shower cubicle, wash hand basin, low flushing wc, radiator, tiling to walls and floor.

**BEDROOM THREE:** 16'8" x 10'7" Pvc double glazed window to rear, radiator.

**BEDROOM FOUR:** 12' x 10'10" plus door recess Pvc double glazed window to rear, radiator.

**FAMILY BATHROOM:** 9'10" x 7'9" Pvc double glazed obscure window to side, matching white suite comprising air jet bath with shower over, wash hand basin, low flushing wc, ladder style radiator, tiling to walls and floor.

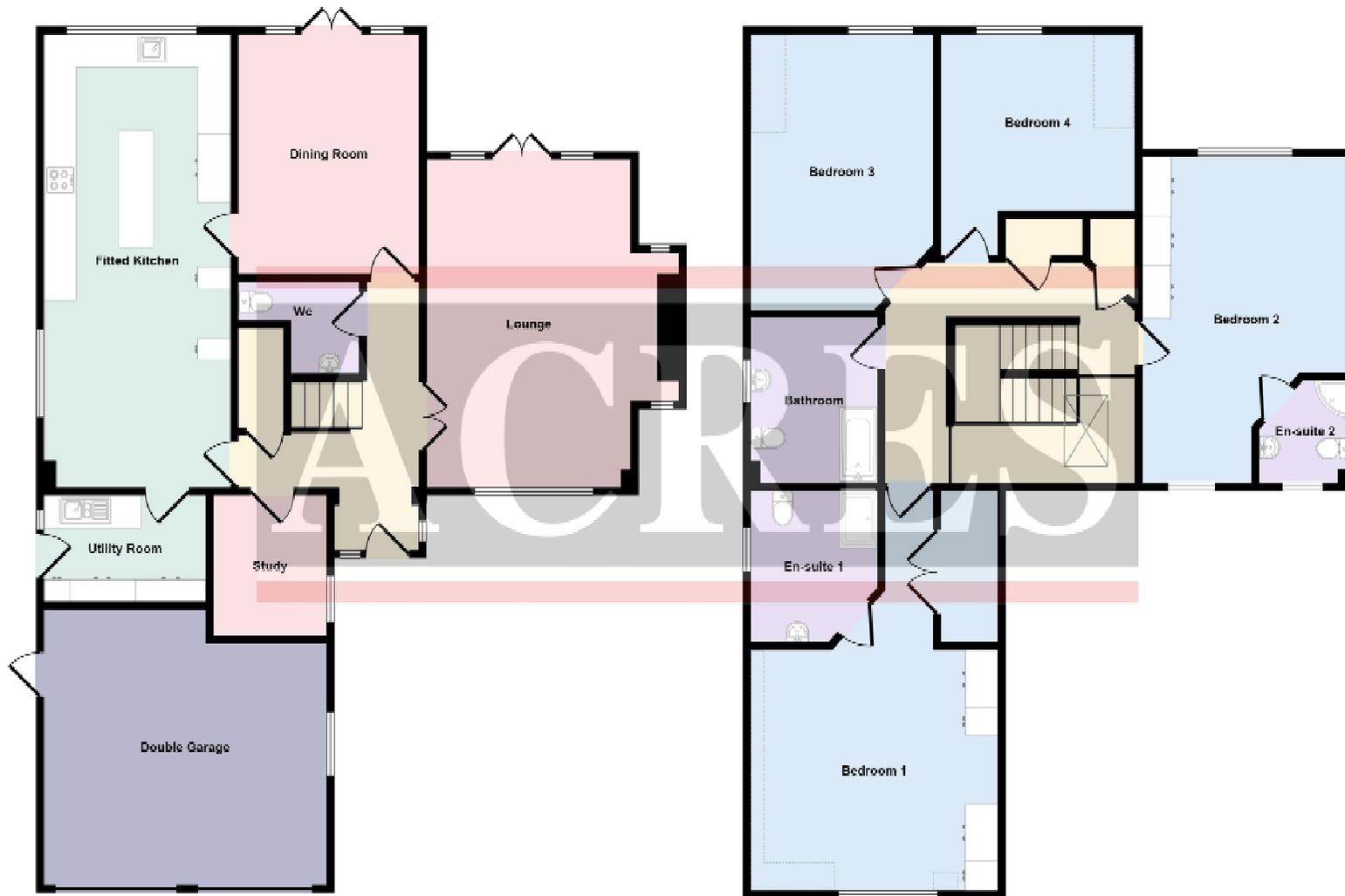
**DOUBLE GARAGE:** 16'9" max / 15' min x 16'10" max / 8'9" min Pvc double glazed window to side, door to side/garden. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Wide flagstone style patio area to a shaped, lawned rear garden, flanked by an abundance of mature shrubs, bushes and maintained conifers, providing a high degree of privacy. Covered garden 'chalet' having table and benches.





Approx Gross Internal Area  
237 sq m / 2554 sq ft



Ground Floor  
Approx 123 sq m / 1321 sq ft

First Floor  
Approx 116 sq m / 1233 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.