



HEATHFIELD HOUSE, 3 OAK VIEW RISE, FOUR OAKS, B75 5JL

OFFERS AROUND - £950,000

This quite outstanding, delightful, highly deceptively spacious, three storey, freehold, detached, executive styled family home, is set on a private road upon a small, exclusive development off Hill Village Road, thus is ideally placed within short walking distance of the Cross City rail line. Overlooking open fields to rear, the property is accordingly set on the edge of open countryside. Finished to an exacting specification, to fully appreciate the property on offer, its true proportions and many features, we highly recommend an internal inspection.

Built by Aspire2 Homes to maximise the environmental advances that have taken place in recent years, this Eco home is therefore complemented by air source pump central heating, being under floor to the ground floor with a radiator system to the remainder of the property. Furthermore the property has double glazing, together with excellent insulation, and integrated photovoltaic (solar) panels to the front and rear flush to the roof line to maximise energy generation, furthermore the property has the security of an alarm system.

A host of local amenities are available at Mere Green, where you will find an array of shops, restaurants and cafes with further dining and shopping facilities available within only a few miles radius you will be in the charming Lichfield City area, or Sutton Coldfield town centre. Four Oaks additionally benefits from well regarded sought after schooling.

Upon entering the property via its most welcoming reception hall which features a high gloss Porcelanosa tiled floor you will find a substantial, imposing lounge with feature wide living flame style fire, providing a charming room for both relaxation and/or entertaining. A home office/ optional play room is provided, as is a guests cloakroom/wc. Set to the rear of the property you will find a full width, comprehensively fitted open plan breakfast kitchen, having a host of integrated appliances, in turn opening to a dining area and family sitting area, which is enhanced further by wide retractable patio doors overlooking the property's landscaped garden and fields beyond.

To the first floor the property offers four double bedrooms, two having fitted wardrobes and feature en-suite shower rooms, additionally there is a well appointed family bathroom, each being provided with Porcelanosa suites.

The second floor provides the option of two further bedrooms, with an additional en-suite shower room or, as currently utilised, a comprehensively fitted dressing room. The property of course offers a utility room and large garage set to the side having remote controlled door.



Acres, 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
Contact : 0121 323 3088 fouroaks@acres.co.uk



Set in a small cul-de-sac off Hill Village Road, the property has twin car parking with electric vehicle charging point, a lawned fore garden and gates to either side of the property giving access to the rear. A pathway accesses the property via a multi-locking door opening to:

WELCOMING RECEPTION HALL: Deep double glazed window to front, feature tiled floor with under floor heating.

GUESTS CLOAKROOM/WC: Double glazed obscure window to side, matching white suite comprising low flushing wc, wall hung wash hand basin, tiling to walls and floor. Having under floor heating

SPACIOUS LOUNGE: 18'6" max / 16'7" min x 14'6" max / 13'7" min Deep double glazed window to front, wide feature living flame, log effect fire having TV recess above, under floor heating.

STUDY/PLAY ROOM: 7'7" x 7'6" Deep double glazed window to front, under floor heating.

FITTED BREAKFAST KITCHEN COMBINING DINING AREA & FAMILY ROOM: 30'2" x 11'1"

Fitted Kitchen: Double glazed window to rear, sweeping granite work surfaces with upstands, inset sink having boiling water tap, there is a comprehensive range of contemporary handleless high gloss units to both base and wall level including drawers, integrated dishwasher, fridge, freezer and wine fridge, elevated stainless steel oven having separate grill, flush fitting hob, co-ordinating central island unit having quartz work top and base units together with space for stools.

Open Plan Dining Area: Space for dining table, wide opening double glazed patio doors to rear incorporating into:

Family Room: Space for sofa, under floor heating throughout.

UTILITY ROOM: 7'6" x 5'10" Part double glazed door to side, quartz work surfaces having handleless units to both base and wall level, integrated dryer, space for washing machine.

STAIRS TO LANDING: Feature glazed and oak hand rail, radiator.

BEDROOM ONE: 16'4" max / 14'4" min x 11'2" max / 7'9" min Deep double glazed window to front, double radiator, double and single built-in wardrobes.



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.





EN-SUITE SHOWER ROOM: Well appointed Porcelanosa white suite comprising enclosed shower cubicle, wall hung wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, complementary Porcelanosa tiling to walls and floor.

BEDROOM TWO: 12'6" x 12' plus door recess Deep double glazed window to front, double built-in wardrobe, double radiator.

EN-SUITE SHOWER ROOM: Pvc double glazed window to side, white suite comprising enclosed shower cubicle, wall hung wash hand basin with base unit beneath, low flushing wc, chrome ladder style radiator, complementary tiling to walls and floor.

BEDROOM THREE: 12' max / 8'1" min x 10'5" max / 8'4" min Double glazed window to rear, double radiator.

BEDROOM FOUR: 12' max / 11' min x 11'3" Double glazed window to rear, double radiator.

FAMILY BATHROOM: Double glazed window to rear, matching white suite comprising feature bath, wall hung wash hand basin, low flushing wc, enclosed separate shower cubicle, chrome ladder style radiator, complementary tiling to walls and floor.

STAIRS TO SECOND FLOOR LANDING:

BEDROOM FIVE: 14'9" x 14'6" Feature vaulted ceiling having four double glazed inset Velux windows, double radiator, storage cupboard.

BEDROOM SIX/DRESSING ROOM: 14'6" x 12' into door recess / 8' min Feature vaulted ceiling having double glazed windows to front and rear, double radiator, there is a range of fitted units including hanging rails, drawers and shelving.

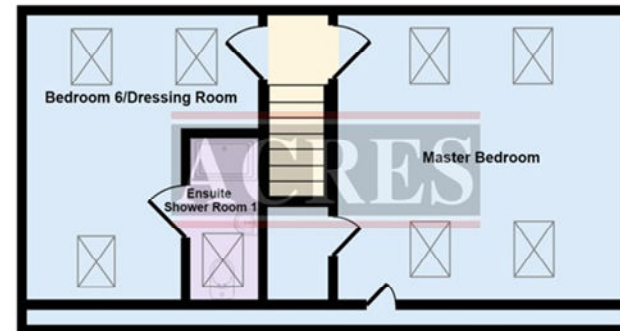
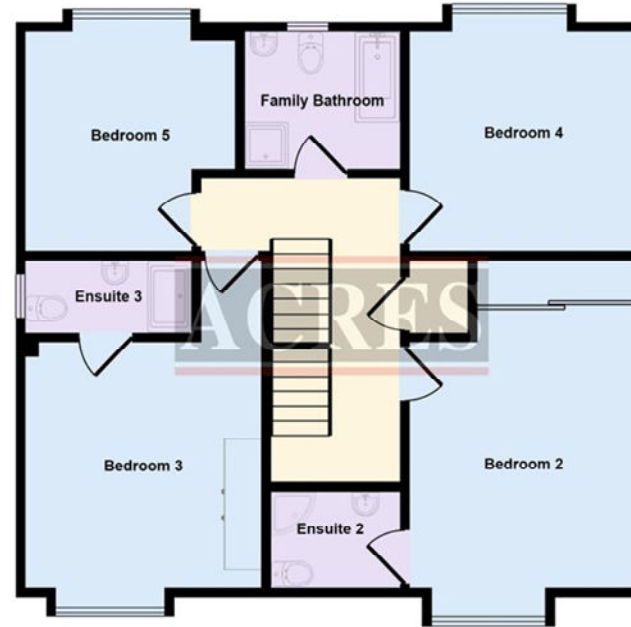
EN-SUITE SHOWER ROOM: Double glazed Velux window to front, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing wc, chrome ladder style radiator, tiling to walls and floor.

LARGE SIDE GARAGE: 20'10" x 11'3" Remote controlled electric door, door to rear garden.

OUTSIDE: Paved patio area to a lawned rear garden.







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 may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	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.