



Ley Hill Road, Four Oaks,
Sutton Coldfield, B75 6TE

£825,000

Wide plot. Grand proportions. Spa-like luxury. Exceptional natural light. This is bungalow living taken to another level, and thoughtfully designed to deliver serious wow factor from the moment you arrive.

The striking frontage is complemented by a sweeping in-and-out driveway, creating an immediate sense of space and grandeur. Step inside and the feeling continues, with a magnificent entrance hall setting the tone for interiors that have a wonderfully luxurious, almost spa-like ambience.

The living room is an elegant yet inviting space, centred around a beautiful feature fireplace, while the show-stopping kitchen is undoubtedly one of the highlights of the home. Finished to an exceptional standard and flooded with natural light from a stunning lantern window, it creates a spectacular setting for both everyday living and entertaining.

Bedroom one feels like a private retreat, complete with its own en-suite and elegant double doors opening directly onto the garden — perfect for stepping outside on a summer morning. There are 3 more good size bedrooms completed with a stylish bathroom.

To the rear, the south-facing garden provides a wonderfully sunny and private backdrop to the home, completing what is an incredibly special bungalow.

For commuters, Four Oaks railway station offers regular and direct services to Birmingham, Lichfield, and Sutton Coldfield, making it an ideal location for those needing easy access to surrounding areas.

The property is well placed for highly regarded schooling, including Arthur Terry Secondary School, and Coppice Primary School. The natural beauty of Sutton Park is also within easy reach.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room

6.76m (22'2") x 3.56m (11'8")

Breakfast Kitchen

8.26m (27'1") x 3.68m (12'1")

Boot Room

1.78m (5'10") x 1.52m (5')

Bedroom 1

7.62m (25'max) x 3.66m (12' 0")

En-suite

2.92m (9'7") x 2.51m (8'3")

Bedroom 2

4.01m (13'2") x 2.72m (8'11")

Bedroom 3

5.28m (17'4") x 2.46m (8'1")

Bedroom 4

3.56m (11'8") x 2.41m (7'11")

Bathroom

3.02m (9'11") x 2.82m (9'3")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

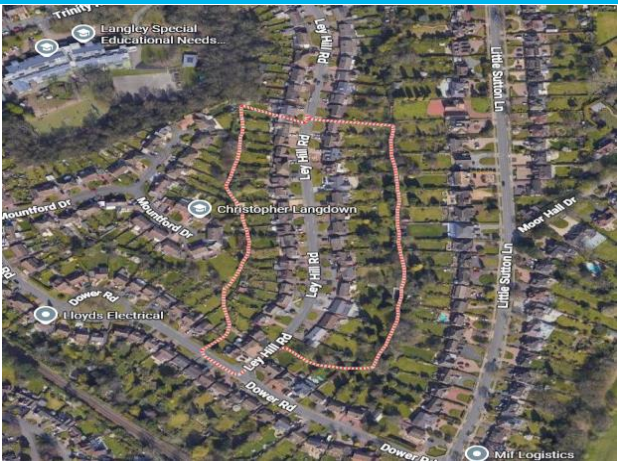


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Plan produced using PlanUp.

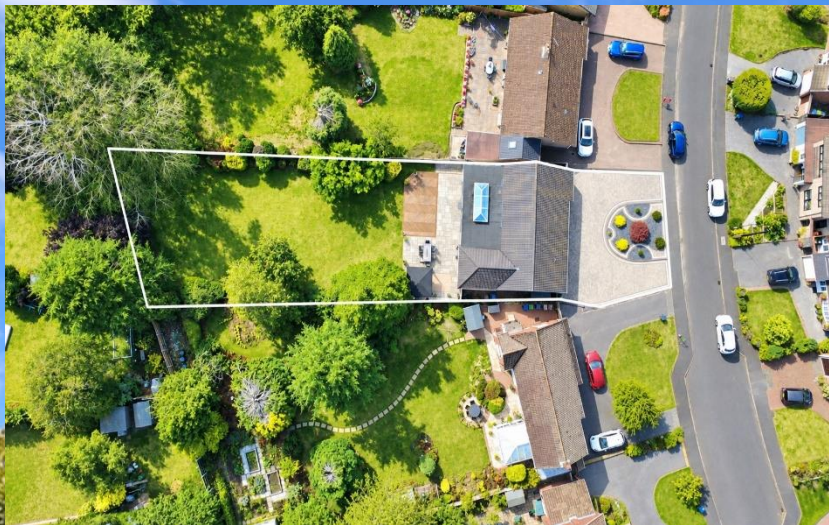
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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