



Kestrel Drive, Four Oaks,
Sutton Coldfield, B74 4XW

Offers in Excess of £539,000

This beautifully maintained, detached property creates a wonderful family home and occupies a fantastic position with a lovely private outlook, on the edge of the popular Blakes Barn development.

It is immediately evident how loved the house has been from the moment you step into the entrance hall and doors lead off into the ground floor rooms. A large lounge and dining room runs the full length of the house and provides fantastic space to relax and dine. An additional reception room then creates a further playroom or home office. The kitchen is a good size with space for a breakfast table and a useful utility and guest cloakroom lead off.

Upstairs there are four double bedrooms, all benefitting from built in wardrobes. The principal bedroom enjoys an ensuite and a family bathroom completes the internal rooms. Outside there is a lovely garden which enjoys a fantastic private outlook, perfect for children.

Blake Street Train Station is a short walk away, along with local amenities on Bishops Way, Clarence Road and Little Aston.



Entrance Hall

Lounge

4.27m (14') max x 4.26m (14')

Dining Room

3.02m (9'11") x 2.43m (8')

Reception Room

3.29m (10'10") max x 2.46m (8'10")

Kitchen/Breakfast Room

3.06m (10') x 2.44m (8')

Utility Room

4.27m (14') x 2.45m (8')

WC

Landing

Bedroom 1

4.15m (13'6") x 3.04m (10')

En-suite

Bedroom 2

3.12m (10'3") x 3.07m (10'1")

Bedroom 3

2.46m (8'1") x 2.00m (6'7")

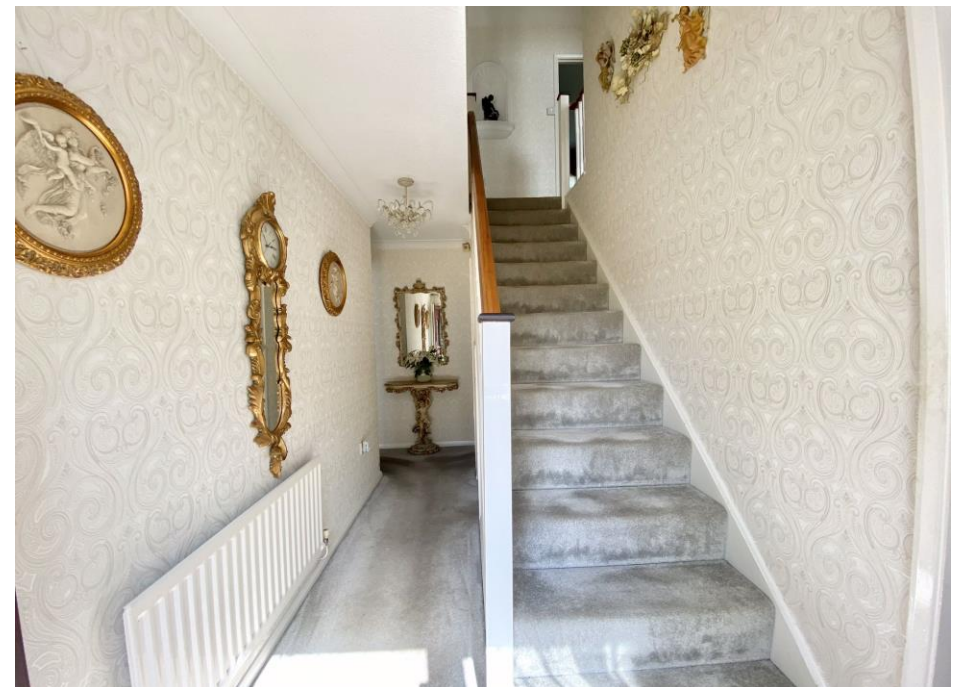
Bedroom 4

3.35m (11') x 2.09m (6'10")

Bathroom

2.39m (7'10") x 1.73m (5'8")





Floor Plan

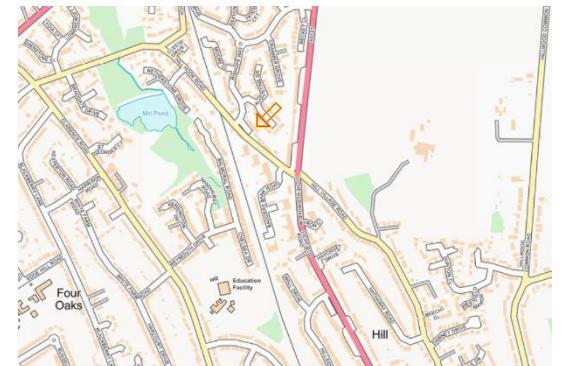
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location







Agent's Note:

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