



Wyndley Close, Four Oaks,  
Sutton Coldfield, B74 4JD

Offers in the Region Of £650,000

Wyndley Close showcases the craftsmanship and attention to detail that went into its construction. With a design that seamlessly combines style and functionality, this home is a true gem. Don't miss the opportunity to make it your own and experience the epitome of modern living! This stunning detached residence offers a perfect blend of modern elegance and functional design.

The heart of this home is the beautiful open-plan kitchen, family, and dining area, where natural light pours in through the skylight windows, creating a warm and inviting space for gatherings and culinary creations. The separate living room provides a cozy and private retreat, ideal for entertaining guests or enjoying a quiet evening by the fireplace. A snug room adds an extra touch of comfort and versatility, ideal to be used as desired. For those with a penchant for cars or storage needs, a spacious double garage is at your disposal. The ground floor accommodation is completed by a spacious utility, cloakroom and a home office, ideal for home working.

Upstairs, you'll find four well-appointed bedrooms, offering ample space for family and guests. Each room exudes charm and comfort, creating an inviting atmosphere, and bedroom one benefits from an ensuite, whilst a modern bathroom services the remaining accommodation.

Wyndley Close approached from Blake Street occupies a desirable and convenient residential location. All amenities are easily accessible with good local shops available on Clarence Road and Bishops Way. Mere Green centre is only a few minutes' drive away and provides a comprehensive range of shops, restaurants, and fine dining. For the commuter, Blake Street railway station is a short walk away and provides regular access to Birmingham and Lichfield City centres.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



**Hall**

**Living Room**

4.29m (14'1") x 4.14m (13'7")

**Kitchen/Dining/Family Area**

8.13m (26'8") x 6.86m (22'6") max

**Utility**

3.18m (10'5") x 1.99m (6'6")

**WC**

**Study**

1.88m (6'2") x 1.64m (5'5")

**Snug**

4.10m (13'5") x 2.47m (8'1")

**Double Garage**

**Bedroom 1**

3.51m (11'6") x 3.40m (11'2")

**En-suite**

**Bedroom 2**

3.86m (12'8") x 2.92m (9'7")

**Bedroom 3**

3.38m (11'1") x 2.00m (6'7")

**Bedroom 4**

2.97m (9'9") x 2.62m (8'7") max

**Bathroom**





# Floor Plan

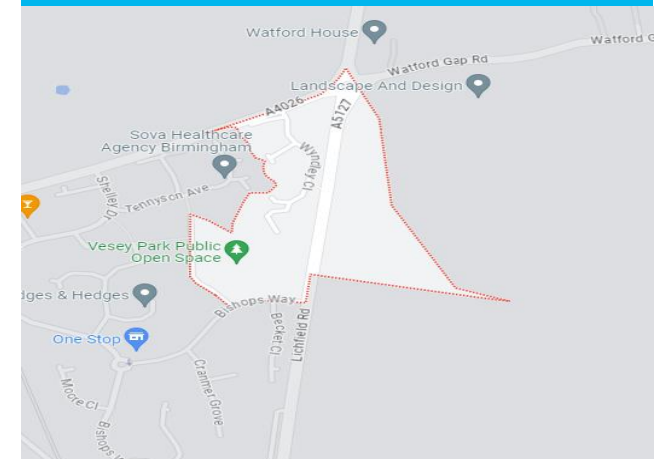
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







**Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: