



Wayside Drive, Four Oaks,  
Sutton Coldfield, B75 5GB

Offers in Excess of £700,000

Boasting an exclusive cul de sac location, this outstanding five bedroom detached family residence is deceptive from the kerb, enjoys a fantastic corner position and a floor plan only seen amongst a select few homes within the popular Harvest Fields development.

The lounge boasts dual aspect views with access to the garden. Double doors open up to a dining room, ideal for formal dining. The heart of this home lies within the expansive breakfast kitchen which comprises wood wall and base units with composite work surfaces and is an ideal space to entertain and socialise whilst preparing meals. A larger than average laundry room leads off the kitchen and provides access to the double garage with electric points to charge cars. A home office, cloak room and a wc complete the ground floor.

A stunning galleried landing encompasses 4 bedrooms. Bedrooms one and two both benefit from ensembles. Bedrooms three and four, to the rear elevation enjoy garden views and bedroom five faces the front, all enjoying large windows allowing in a wealth of natural light.

Outside to the rear South facing garden has a paved patio with lawn beyond and a range of shrubs and trees, with detached wooden summer house. To the fore the front drive provides off road parking for five vehicles and garage.

Wayside Drive is located within the popular Harvest Fields development, ideal for access to the desirable Little Sutton Primary school and the popular Harvest Fields community centre which offers a range of activities and classes for all ages, along with the surrounding green and park.

Tenure: We can confirm the property is Freehold.

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 6.02m (19'9") x 4.11m (13'6")

Dining Room 3.40m (11'2") x 3.23m (10'7")

Kitchen 4.09m (13'5") x 3.00m (9'10")

Utility 4.39m (14'5") x 1.75m (5'9") max

Study 2.47m (8'1") x 2.25m (7'5")

WC 1.68m (5'6") x 1.18m (3'11")

## Double Garage

## Landing

Bedroom 1 4.10m (13'5") x 3.56m (11'8")

## En-suite

Bedroom 2 3.45m (11'4") x 3.28m (10'9")

## En-suite

Bedroom 3 3.51m (11'6") x 3.45m (11'4")

Bedroom 4 3.45m (11'4") x 2.92m (9'7")

Bedroom 5 3.40m (11'2") x 2.51m (8'3")

Bathroom 2.59m (8'6") max x 1.45m (4'9")





# Floor Plan

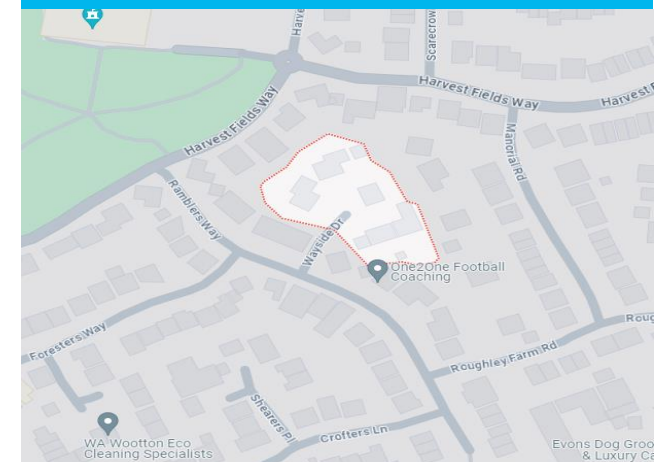
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 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: