



Harcourt Drive, Four Oaks,
Sutton Coldfield, B74 4LN

Offers Over £310,000

Set in a convenient and popular cul de sac location within easy reach of the shops and amenities on Clarence road as well as close to well regarded schools for all age groups, this neatly presented semi-detached home must be viewed to be appreciated.

Positioned behind the front driveway with lawn to side, inspection reveals a bright entrance hall with door to a generous front lounge. To the rear the full width kitchen comprises of a range of well fitted units and access to the utility area and a WC.

The first floor accommodation provides three well proportioned bedrooms and a bathroom with separate WC.

Outside to the rear, the garden is on one level and features a paved patio area with lawn beyond and fencing to neighbouring boundaries.

Harcourt Drive is approaching White Farm Road via Clarence Road and occupies a well-regarded and most convenient residential location within Four Oaks. Local shops are easily accessible on Clarence Road and Mere Green centre provides a comprehensive range of excellent shops, restaurants and bistro dining. Regular commuter services including Butlers Lane railway station facilitate ease of access to Birmingham and Lichfield city centres. The area is well served with local schools including Arthur Terry which is highly regarded.

ADDITIONAL INFORMATION

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



Living Room
5.08m (16'8") max x 3.73m (12'3")

Kitchen
3.53m (11'7") x 2.87m (9'5")

Utility room

WC

Hall

Bedroom 1
3.76m (12'4") x 3.20m (10'6")

Bedroom 2
3.51m (11'6") x 2.87m (9'5")

Bedroom 3
2.92m (9'7") x 2.74m (9')

WC

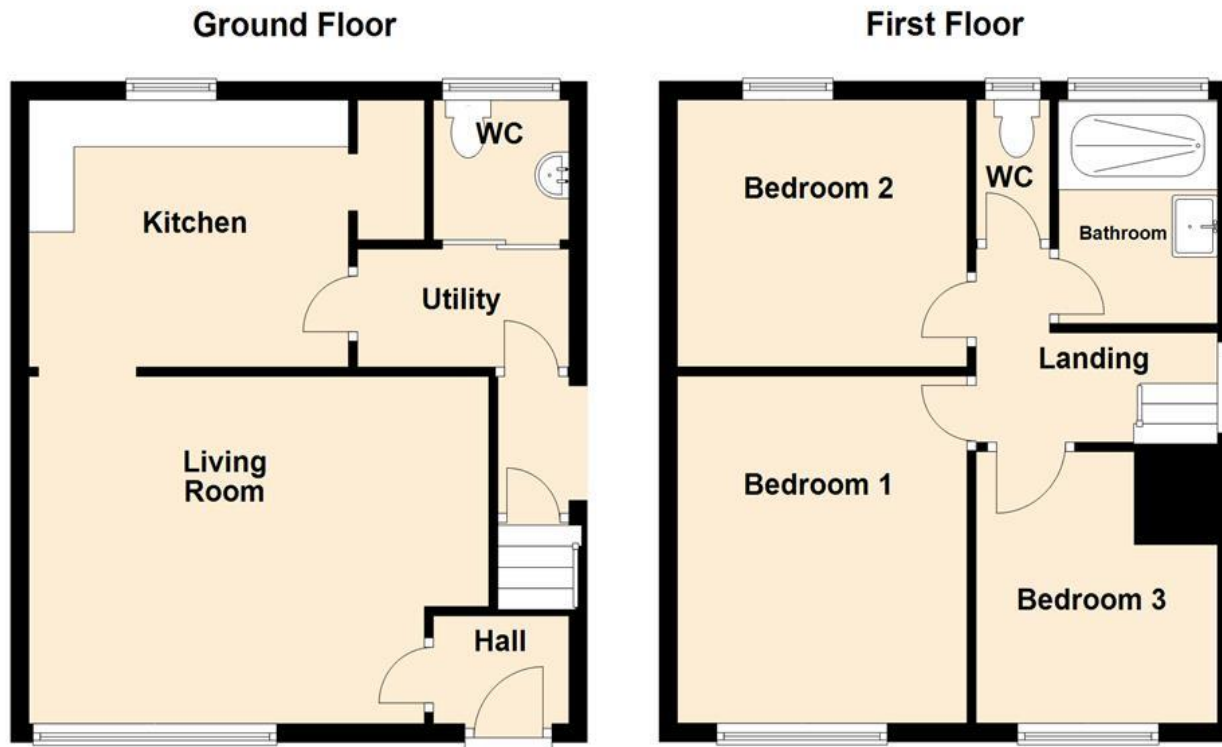
Bathroom





Floor Plan

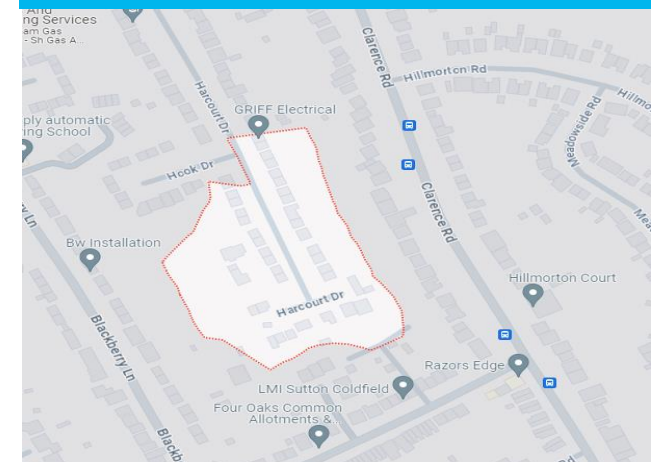
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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: