



Old Marl Close, Four Oaks,
Sutton Coldfield, B75 5NF

Offers in Excess of £375,000

This inviting 3-bedroom semi-detached residence exudes a high standard of comfort, ensuring a seamless move-in experience and is a thoughtfully crafted home that seamlessly blends practicality with aesthetic appeal.

The living/dining room, thoughtfully arranged, seamlessly connects to the rear garden, creating a harmonious indoor-outdoor flow. The kitchen, positioned at the front with a tasteful and neutral design, offers both style and functionality. A WC completes this level.

Ascend the stairs to the second floor, where you'll discover three bedrooms and a family bathroom. Bedroom one stands out with its en-suite bathroom and fitted wardrobes, providing a retreat-like atmosphere. Each bedroom is carefully designed to optimize space and natural light, creating personalized havens.

Outside, the rear garden is a well-maintained oasis, perfect for relaxation and outdoor activities. The front driveway not only enhances curb appeal but also provides convenient off-road parking.

Accessed off Worcester Lane, Close to Little Sutton Primary just a few minutes walk from your doorstep, the house couldn't be better located for schools, shops and transport links. Nearby Mere Green has a stylish array of same that is not to be missed.

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



Hall

Kitchen

2.64m (8'8") x 2.54m (8'4")

Living Room/Dining Room

5.61m (18'5") max x 4.60m (15'1")

WC

Landing

Bedroom 1

2.92m (9'7") x 2.64m (8'8") plus 0.18m (0'7") x 0.18m (0'7")

En-suite

Bedroom 2

3.40m (11'2") x 2.54m (8'4")

Bedroom 3

3.38m (11'1") x 1.96m (6'5")

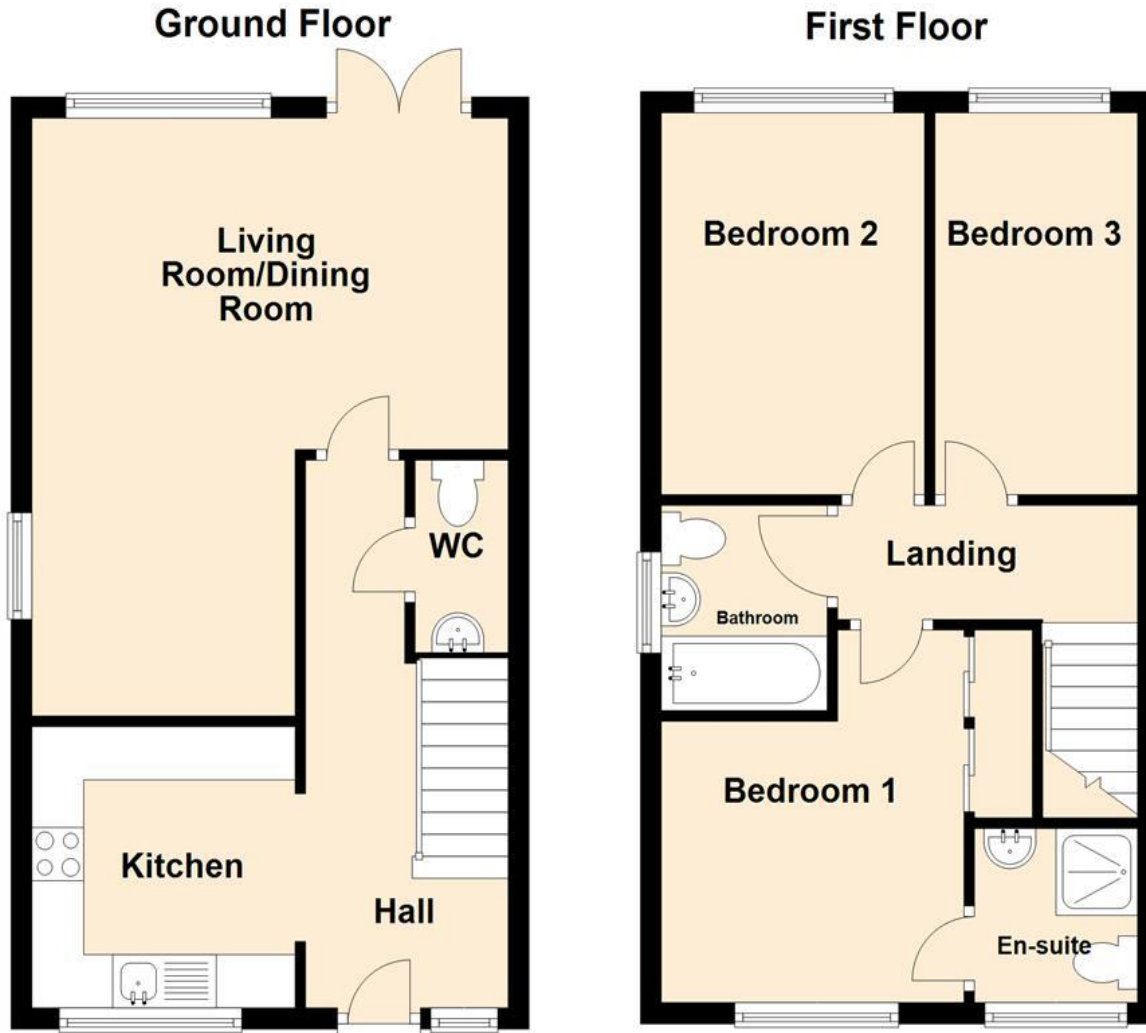
Bathroom





Floor Plan

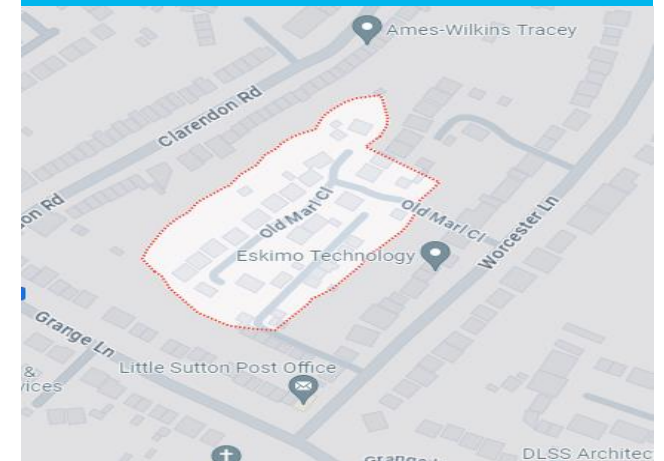
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	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: