



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

**Guide Price £564,950**

A beautifully presented executive detached family home constructed by Cameron Homes offering a host of special features and refinements in a quiet and desirable cul-de-sac location.

Step into the realm of sophistication with this stunning detached residence. The main floor beckons with its meticulously designed open-plan layout, revealing a kitchen, dining, and family area seamlessly connected to the rear bringing the outside in. A touch of refinement is added by the formal lounge, while a separate playroom provides an ideal space for leisure. Completing the ground floor is the WC and a utility room.

The attention to detail extends upstairs, where four bedrooms await. Bedroom one, boasts an ensuite, whilst the remaining bedrooms are serviced by a contemporary family bathroom.

Outside, the rear garden enjoys a patio area perfect to enjoy seating and to the fore the drive way enables off road parking.

Lying two miles north of the Royal Town of Sutton Coldfield, Old Marl Close, situated off Worcester Lane, offers a superb location for enjoying the very best that this highly sought after area has to offer. The surrounding area hosts a number of leisure, dining and retail opportunities, together with the vast 2400 acres of the stunning Sutton Park, a national nature reserve.

### **ADDITIONAL INFORMATION**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.

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**  
5.00m (16'5") x 3.28m (10'9")

**Kitchen**  
3.40m (11'2") x 2.95m (9'8")

**Dining Area/Family Area**  
5.03m (16'6") x 4.09m (13'5")

**Utility**  
2.62m (8'7") x 1.27m (4'2")

**WC**

**Play Room**  
5.08m (16'8") x 2.62m (8'7")

**Landing**

**Bedroom 1**  
3.84m (12'7") x 3.28m (10'9")

**En-suite**

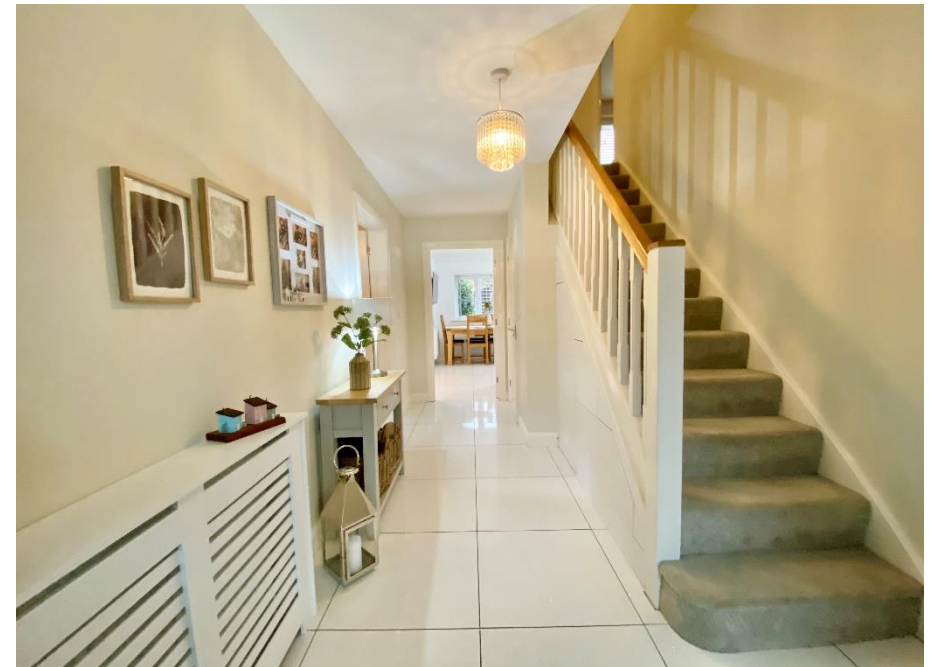
**Bedroom 2**  
3.53m (11'7") max x 3.28m (10'9")

**Bedroom 3**  
3.81m (12'6") x 2.57m (8'5")

**Bedroom 4**  
2.88m (9'5") x 2.62m (8'7") max

**Bathroom**





# Floor Plan

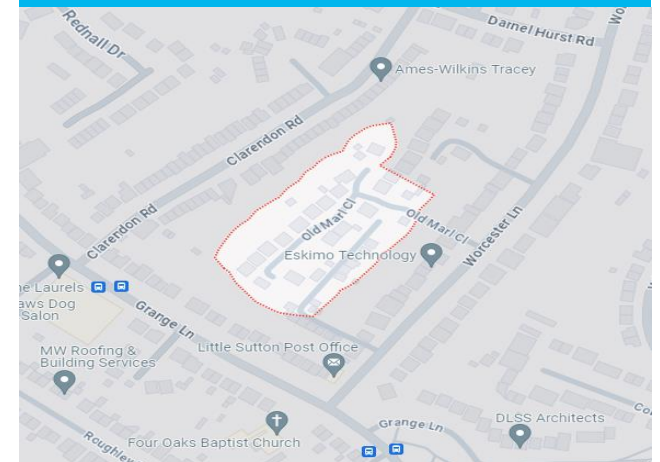
This floor plan is not drawn to scale and is for illustration purposes only

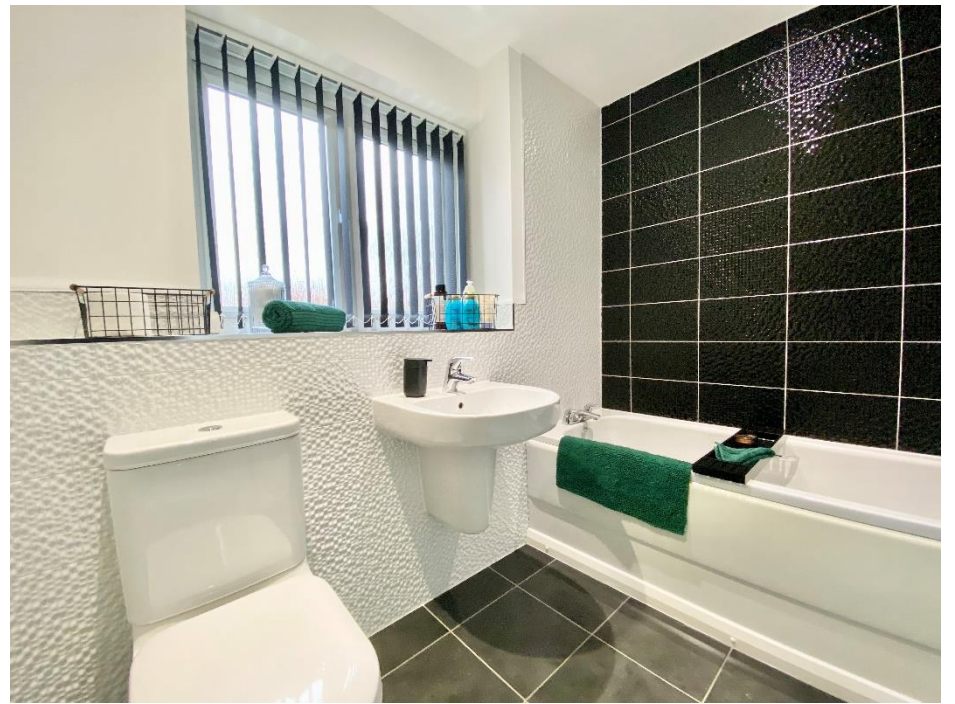


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 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: