



Beighton Close, Four Oaks,
Sutton Coldfield, B74 4YA

OIEO £550,000

Step into spacious and modern living in this detached gem, nestled in a quiet cul de sac area..... You will not want to miss out on this unique opportunity. Early viewing is highly recommended to avoid disappointment. CALL TODAY TO BOOK A VISIT.

This detached home boasts a spacious and modern design, featuring a living room adorned with exposed beams, painted in a calming green hue, and boasting a large bay window that floods the space with natural light. The open plan family area/dining seamlessly connects to the kitchen, which is equipped with wooden cabinets and elegant granite worktops. Adjacent to the family area is a convenient utility room and WC, while a garage provides ample storage space.

Upstairs, four bedrooms await, with bedroom one and two enjoying the luxury of an ensuite bathroom and bedroom one further enjoys a large bay window, perfect for seating and to wind down at the end of the day. The remaining bedrooms share a well-appointed bathroom, completing the comfortable accommodation of this inviting home.

Outside the landscaped South facing rear garden is private with a lovely lawn, generous patio area and shrubs and tree borders.

Beighton Close is located off Shelley Drive and offers an exceptionally convenient position within walking distance of local amenities and within easy reach of Blake Street train station as well as the newly regenerated Mere Green Centre.

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



Hall

Living Room 4.72m (15'6") max x 3.40m (11'2")

Kitchen 4.93m (16'2") x 2.95m (9'8")

Family Room 5.44m (17'10") x 4.93m (16'2")

Utility 3.56m (11'8") x 2.77m (9'1") max

WC

Garage

Landing

Bedroom 1 3.66m (12') max x 3.45m (11'4")

En-suite

Bedroom 2 3.96m (13') x 2.46m (8'1")

En-suite

Bedroom 3 3.51m (11'6") x 3.29m (10'10")

Bedroom 4 2.44m (8') x 2.00m (6'7")

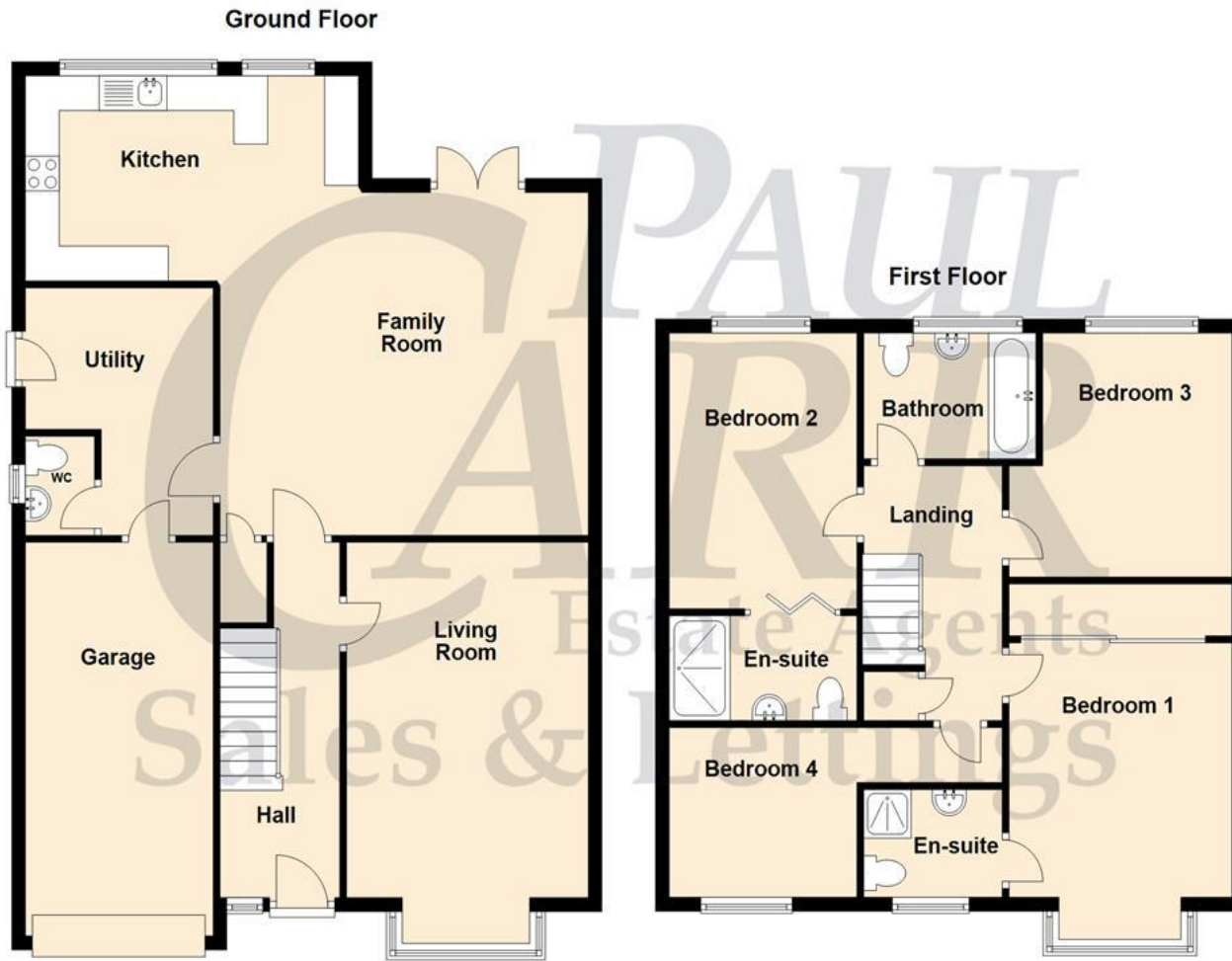
Bathroom





Floor Plan

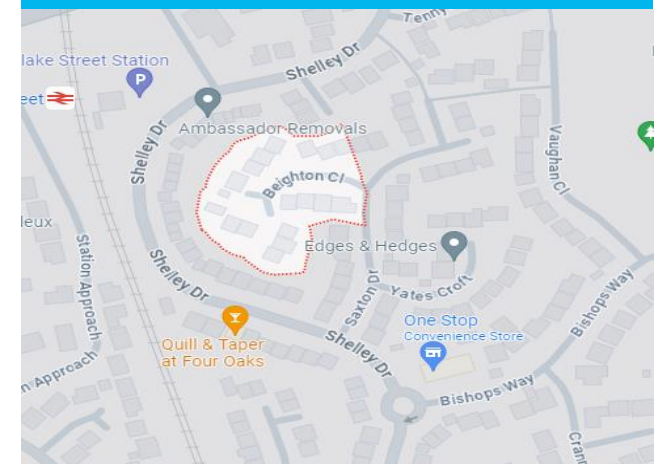
This floor plan is not drawn to scale and is for illustration purposes only

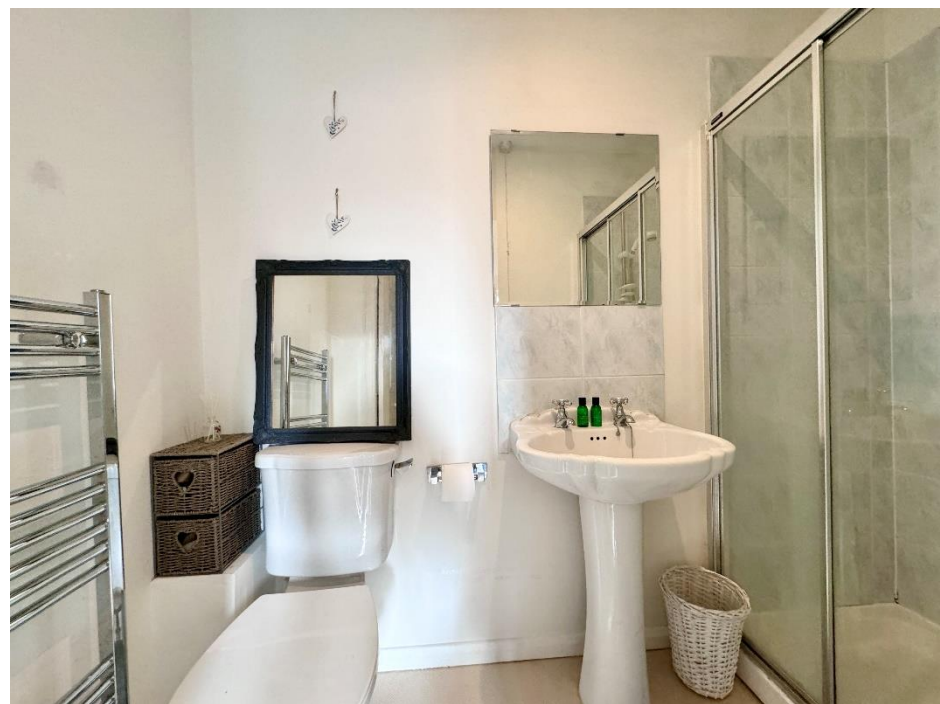
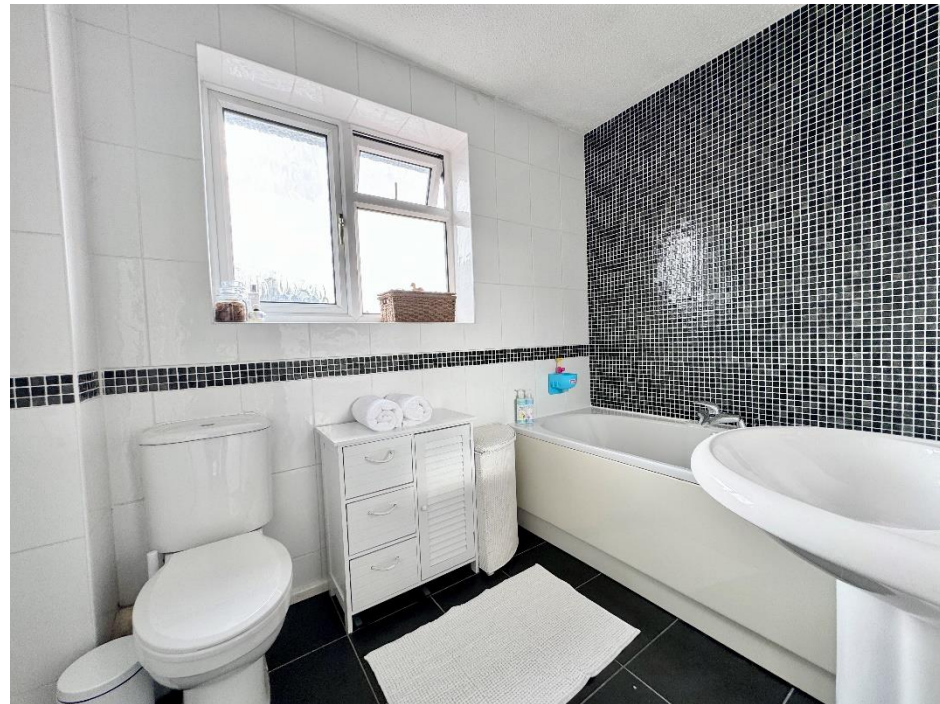


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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: