



Kestrel Drive, Four Oaks  
Sutton Coldfield, B74 4XW

Offers in the Region Of £545,000

This detached property creates a wonderful family home and occupies a fantastic position with a lovely private outlook, on the edge of the popular Blakes Barn development.

A large living and dining room runs the full length of the house and provides fantastic space to relax and dine. The conservatory to the rear provides additional space to be used as desired. The kitchen is a good size with space for a breakfast table. The study room, a WC and the double garage complete this floor. Upstairs there are four double bedrooms, some benefitting from built in wardrobes. The principal bedroom enjoys an ensuite and a family bathroom completes the internal rooms.

Outside there is a lovely garden which enjoys a fantastic private outlook, perfect for children.

Blake Street Train Station is a short walk away, along with local amenities on Bishops Way, Clarence Road and Little Aston.

#### 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](mailto:Fouroaks@paulcarrestateagents.co.uk)



Porch

Hall

Living Room 5.49m (18') x 3.66m (12')

Dining Room 4.09m (13'5") x 3.66m (12')

Conservatory

Kitchen 3.71m (12'2") x 2.97m (9'9")

Office 2.46m (8'1") x 1.75m (5'9")

WC

Double Garage

Bedroom 1 4.27m (14') x 3.89m (12'9")

En-suite

Bedroom 2 3.76m (12'4") x 2.69m (8'10")

Bedroom 3 3.53m (11'7") x 2.64m (8'8")

Bedroom 4 2.77m (9'1") x 2.49m (8'2")

Bathroom





# Floor Plan

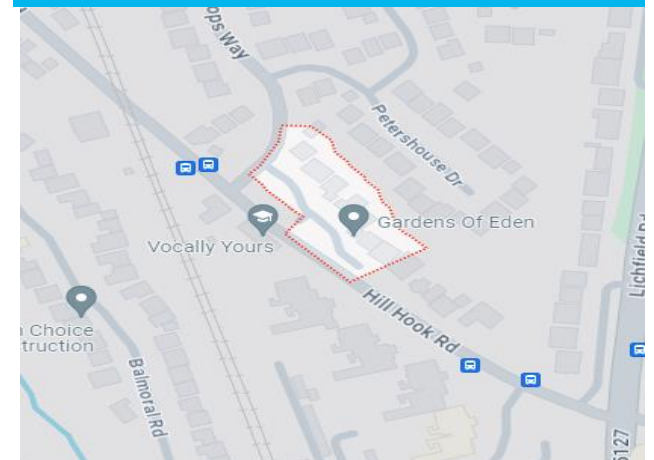
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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: