



Mere Pool Road, Four Oaks,
Sutton Coldfield, B75 6ND

Offers in the Region Of £375,000

Located within this desirable road that sees very little come to market, we couldn't recommend a viewing highly enough, to fully appreciate this well maintained home.

This semi-detached bungalow boasts a cozy living room, a spacious breakfast kitchen perfect for family gatherings, three comfortable bedrooms, and a well-appointed bathroom. Bedroom two grants direct access to the inviting south-facing garden, offering a serene retreat without being overlooked. Additionally, a convenient carport and garage sits to the side, complemented by a driveway at the fore for easy parking access.

Not only surrounded by some of the areas most desirable schools, including Little Sutton and Moor Hall Primary, the road is within walking distance of Mere Green, Moor Hall Golf Club and the Mitchell Craft centre which has a beautiful selection of independent craft shops and a beautiful family café/bistro.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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

Kitchen

4.62m (15'2") x 2.59m (8'6")

Living Room

5.61m (18'5") x 3.96m (13')

Inner Hallway

Bedroom 1

4.34m (14'3") x 2.92m (9'7")

Bedroom 2

3.66m (12') x 3.07m (10'1")

Bedroom 3

2.59m (8'6") x 2.29m (7'6")

Bathroom

Car Port

Garage





Floor Plan

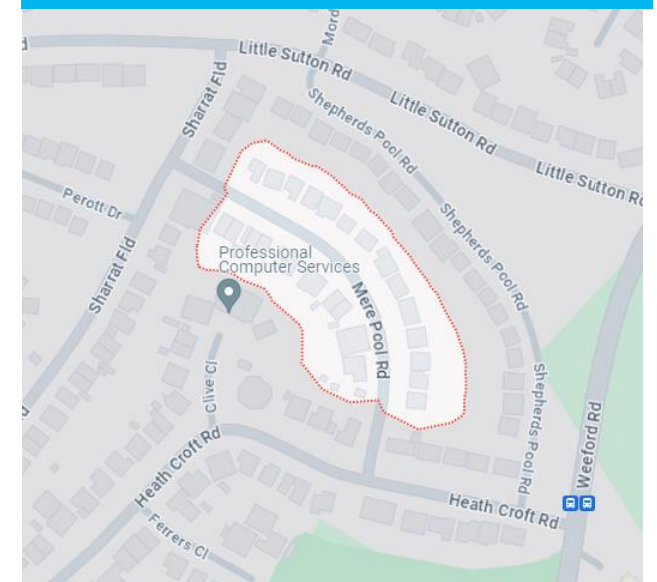
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	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: