



Grosvenor Close, Four Oaks,
Sutton Coldfield, B75 6RP

£700,000

Grosvenor Close combines spacious living areas with practical features, making it an ideal family home. This house is both extended and spacious, offering a blend of original charm and modern functionality.

The hall and living room boast original parquet flooring, adding a touch of elegance and warmth to the space. The dining room further provides convenient access to the rear garden, perfect for indoor-outdoor living and entertaining. The large kitchen is designed for functionality and space, catering to all culinary needs. Adjacent to the kitchen is a lean-to that includes a utility area, adding to the home's practicality. Additionally, there's a versatile office or snug room with direct access to a bathroom, providing a quiet workspace or a cozy retreat.

The property includes five double bedrooms, ensuring ample accommodation for a large family or guests. The primary bedroom features an ensuite bathroom, offering privacy and convenience. A family bathroom and a separate WC serve the remaining bedrooms, enhancing the home's functionality.

Grosvenor Close is ideally located for access to highly sought after local schools and it takes just a short walk to gain immediate access to a plenty of amenities within desirable Mere Green. There is a selection of bistro's, café's, restaurants, supermarkets and boutiques along with national chain supermarkets and local train links provide direct routes into Birmingham & Lichfield City Centres, ideal for access to London should it be desired.

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.

Services Connected: Gas, Water, Electric and Drainage.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room
6.98m (22'11") x 2.00m (6'7")

Dining Room
4.32m (14'2") x 3.94m (12'11")

Kitchen
6.60m (21'8") max x 3.61m (11'10")

Utility
12.40m (40'8") x 4.00m (13'1")

Office/Snug
2.83m (9'3") x 2.67m (8'9")

En-suite

Bedroom 1
4.11m (13'6") x 3.45m (11'4")

En-suite

Bedroom 2
3.35m (11') x 3.07m (10'1")

Bedroom 3
3.35m (11') x 2.79m (9'2")

Bedroom 4
3.66m (12') x 2.79m (9'2")

Bedroom 5
3.68m (12'1") x 2.70m (8'10")

Bathroom

WC





Floor Plan

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

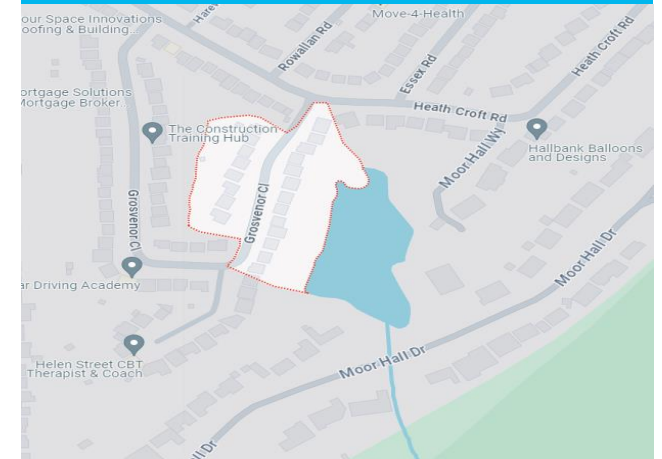


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Plan produced using PlanUp.

Energy Performance Rating

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