



Homestead Drive, Four Oaks,
Sutton Coldfield, B75 5LN

£440,000

Boasting four bedrooms and a superb location, ideal for access to schools, this spacious and modern semi-detached family home is not to be missed.

Viewing is a must to appreciate the accommodation which encompasses an enclosed porch which gives way to the entrance hall. The open plan kitchen/family room overlooks the gardens and has been fitted with modern storage cupboards and integrated appliances and further provides access to a large conservatory. The living room to the front elevation is ideal to unwind at the end of the day. A wc/utility room and a storage garage complete this floor.

The first floor features four well proportioned, all with large windows allowing in a wealth of natural light and the bathroom that serves the first floor accommodation.

Outside to the rear, the rear garden is exceptionally private and has a paved patio with lawn beyond, whilst to the fore there is a paved driveway with lawn to side.

Homestead Drive is a fantastic location with open countryside on your doorstep and highly regarded Little Sutton and Mere Green Primary schools both accessible within a short walk. The shops, bars and boutiques of the newly developed Mulberry Walk development are also accessible on foot and nearby train links offer direct routes into Birmingham and Lichfield City Centres.

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

3.96m (13') x 3.38m (11'1")

Kitchen/Family Area

8.15m (26'9") x 3.18m (10'5")

Utility

3.45m (11'4") x 2.26m (7'5")

Conservatory

Lean-to

Storage Garage

Landing

Bedroom 1

3.94m (12'11") x 2.72m (8'11")

Bedroom 2

3.66m (12') x 2.47m (8'1")

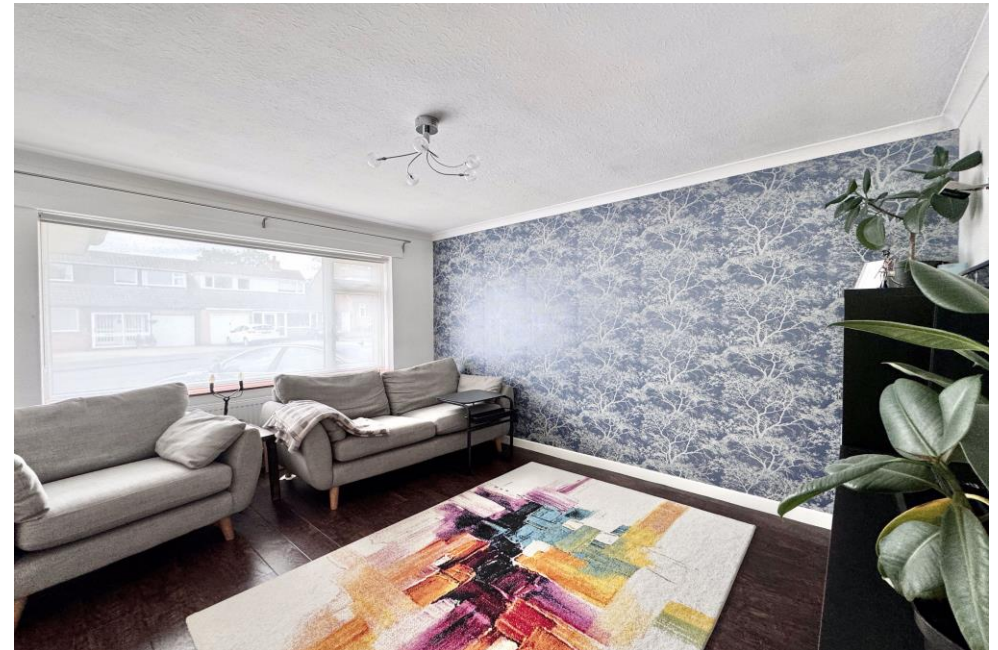
Bedroom 3

2.79m (9'2") x 2.21m (7'3")

Bedroom 4

3.45m (11'4") x 1.90m (6'3")

Bathroom





Floor Plan

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

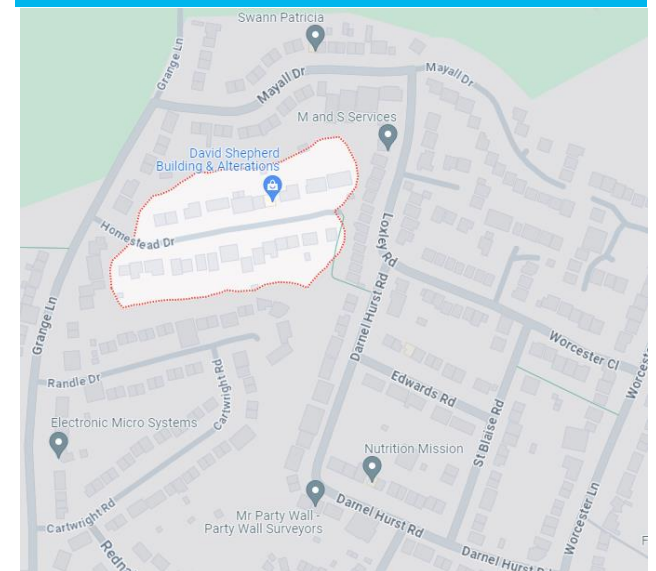


THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.
Plan produced using PlanUp.

Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 72 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: