



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

**£550,000**

This outstanding home with an abundance of space, exceptional presentation throughout and high quality fixtures, ticks all boxes for a family to enjoy.

This house on Grosvenor Close exudes style and comfort, boasting a large lounge featuring a charming bay window that enhances the space with natural light. The separate family area offers a cozy spot for relaxation and quality time. A spacious dining room provides ample space for hosting dinners and gatherings, while the breakfast kitchen is perfect for casual meals and morning routines. Additionally, the utility room adds convenience for laundry and storage needs.

Upstairs, bedroom one enjoys an ensuite bathroom, ensuring privacy and luxury. There are two more double bedrooms that offer plenty of space, and a fourth bedroom that serves as a decent-sized single. The main bathroom is well-appointed with both a bathtub and a separate shower, catering to all preferences.

Outside, the house is complemented by a well-maintained garden, providing a pleasant outdoor space for leisure and activities.

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



Porch

Hall

Living Room 4.78m (15'8") x 4.60m (15'1")

Dining Room 3.96m (13') x 3.78m (12'5")

Breakfast Kitchen 5.21m (17'1") x 3.49m (11'5")

Family Room 4.88m (16') x 2.55m (8'4")

WC

Utility 2.59m (8'6") x 1.73m (5'8")

Landing

Bedroom 1 3.96m (13') x 3.28m (10'9")

En-suite

Bedroom 2 3.20m (10'6") x 3.15m (10'4")

Bedroom 3 3.91m (12'10") x 2.62m (8'7")

Bedroom 4 2.59m (8'6") x 2.49m (8'2")

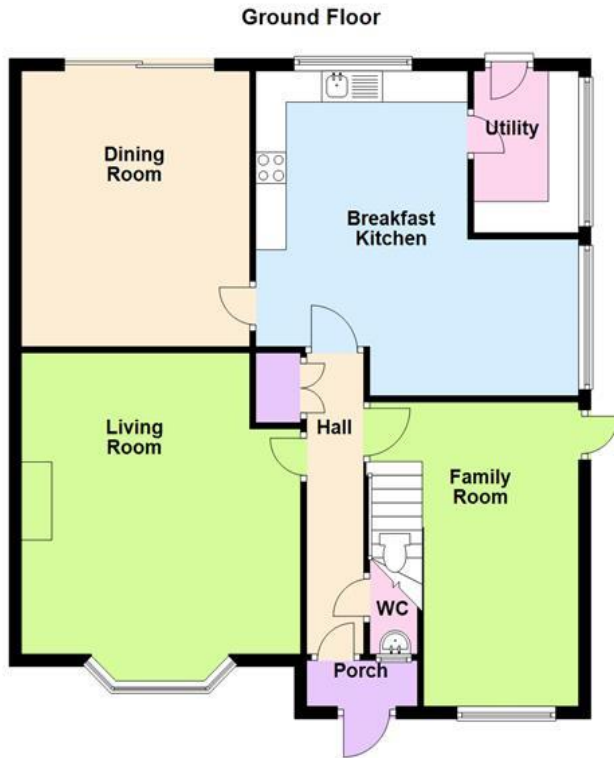
Bathroom





# Floor Plan

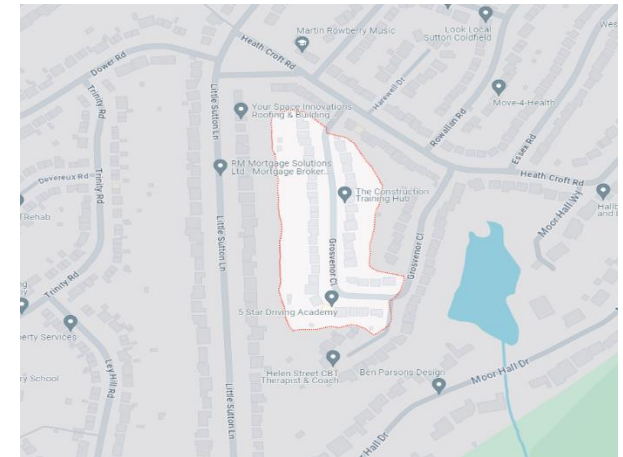
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

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