



Ramblers Way, Four Oaks,
Sutton Coldfield, B75 5DJ

Offers in Excess of £735,000

Welcome to this exceptional and spacious home, thoughtfully designed to offer comfort, style, and functionality. Perfectly ready to move into, this property boasts an array of impressive features that cater to modern living. From the bright and expansive living spaces to the generously proportioned bedrooms and the charming, character-filled kitchen, every detail has been carefully considered.

The living room is particularly spacious, featuring a bay window that floods the room with natural light. Double doors connect the living room to a formal dining area, creating a seamless flow for entertaining or family gatherings. The breakfast kitchen is charming, boasting well-fitted cupboards, abundant workspace, and a cozy atmosphere, ideal for both cooking and casual meals. A snug room at the front of the house offers a versatile space, perfect for a home office. The utility room, wc and double garage complete this floor.

Upstairs, there are five generous double bedrooms. The first and second bedrooms benefit from en-suite bathrooms. A modern, well-appointed bathroom serves the remaining bedrooms, and the airing cupboard complete this floor.

Outside, the private rear garden is unexpectedly wide and spacious, offering plenty of room for outdoor activities. A patio area provides the perfect spot to relax and enjoy the surroundings.

Ramblers Way provides ideal access to desirable Little Sutton Primary school and the popular Harvest Fields community centre which offers a range of activities and classes for all ages, along with the surrounding green and park. Nearby Mere Green centre has a wealth of amenities including Mulberry Walk which offers a range of bars, bistros and cafes plus there are several supermarkets and nearby train links from Four Oaks station offer direct routes into Birmingham & Lichfield City Centres.

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

or via **Fouroaks@paulcarrestateagents.co.uk**



Hall

Living Room 6.02m (19'9") max x 3.58m (11'9")

Snug 2.46m (8'1") x 2.36m (7'9")

Dining Room 3.81m (12'6") x 2.95m (9'8")

Kitchen/Breakfast Room 5.56m (18'3") x 5.05m (16'7")

Utility 2.18m (7'2") x 1.86m (6'1")

WC

Double Garage

Landing

Bedroom 1 5.33m (17'6") x 3.56m (11'8")

En-suite

Bedroom 2 3.81m (12'6") x 3.58m (11'9")

En-suite

Bedroom 3 3.51m (11'6") x 2.71m (8'11")

Bedroom 4 3.99m (13'1") x 2.59m (8'6")

Bedroom 5 2.97m (9'9") x 2.46m (8'1")

Bathroom





Floor Plan

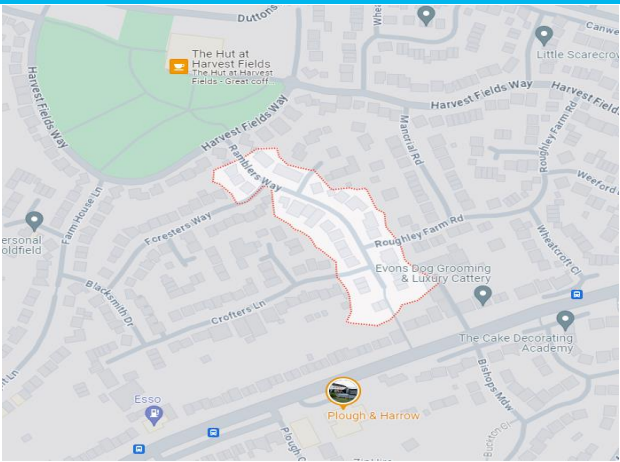
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 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: