



Buckton Close, Four Oaks
Sutton Coldfield, B75 5TF

Offers in Excess of £550,000

Occupying an extremely private corner position overlooking open fields to the fore, within an established cul de sac location approached from Blaydon Avenue via Weeford Road, this fantastic, detached house is ideal for those who are looking to really find a forever family home. Filled with bags of potential to renovate and re-configure, however it is currently a comfortable home that could be enjoyed as it stands.

The lounge to the rear, with conservatory off enjoys garden views. A snug to the side provides a perfect space for a family to relax and enjoy. A formal dining room with a study off, enjoys a private aspect to the fore. The breakfast kitchen is a spacious room with great workspace and a utility room provides access to the side of the home.

The second floor enjoys four generous bedrooms, with bedroom one benefitting from an ensuite bathroom, whilst a modern bathroom services the remaining accommodation.

Outside, to the rear the south facing gardens enjoy a high degree of privacy whilst to the fore the driveway provides parking for four plus cars and gives way to the double garage.

Local shops are easily accessible with Mere Green shopping centre providing a comprehensive range of shops, supermarkets, pubs, and bistro dining. The area is well served by schools which cater for all age groups including Little Sutton primary and Moor Hall primary schools. Regular public transport services provide access to Sutton Coldfield, Four Oaks, Birmingham, and Lichfield with Four Oaks railway station only a few minutes driving distance away.

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

or via Fouroaks@paulcarrestateagents.co.uk



Living Room 16' 5" x 11' 3" (5.00m x 3.43m)

Dining Room 12' 3" x 9' 2" (3.73m x 2.79m)

Snug 7' 9" x 7' 6" (2.36m x 2.28m)

Office 12' 3" x 7' 9" (3.73m x 2.36m)

Kitchen 17' 8" x 9' 3" (5.38m x 2.82m)

Utility 8' 2" x 5' 1" (2.49m x 1.55m)

Garage 19' 2" x 17' 2" (5.84m x 5.23m)

Bedroom One 14' 7" x 9' 3" (4.44m x 2.82m)

Ensuite 6' 7" x 5' 8" (2.01m x 1.73m)

Bedroom Two 18' 5" x 10' 2" (5.61m x 3.10m)

Bedroom Three 9' 8" x 9' 5" (2.94m x 2.87m)

Bedroom Four 8' 0" x 9' 0"max (2.44m x 2.74m)

Bathroom 7' 4" x 6' 1" (2.23m x 1.85m)





Floor Plan

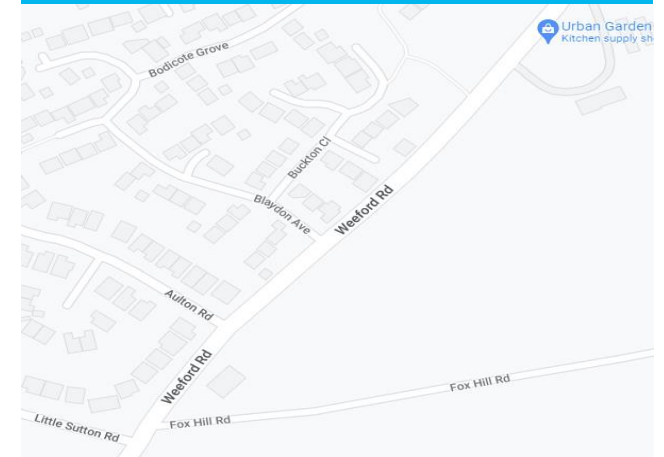
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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: