



Chartwell Drive, Four Oaks,
Sutton Coldfield, B74 4NT

Offers in the Region Of £625,000

This family home is situated in an exclusive cul-de-sac, sold with the benefit of NO UPWARD CHAIN and offering a peaceful and private environment. Overall, this home combines spaciousness, modern amenities, and future potential, call now to make it yours!

With approved planning permission for a new downstairs master bedroom with en-suite & expansion of large kitchen/dining room , this home provides potential for further customization.

The main living area features a spacious living room with a charming inglenook fireplace, adding character and warmth. A formal dining room overlooks the rear garden, creating a serene space for meals. The kitchen is well-equipped with a breakfast bar and integrated appliances, with a separate utility room to the side for added convenience. A bathroom is located on the ground floor, and the conservatory currently used as a home office is ideal to be used as desired.

Upstairs, the home has three double bedrooms, offering generous space for family or guests, as well as a family bathroom.

The South facing rear garden ensures privacy, perfect for outdoor relaxation, while the front of the house features an in-and-out driveway and a garage for ample parking and storage.

The property is ideally positioned within the catchment area of highly regarded primary and secondary schooling. For the sporting enthusiast there is a Tennis Club on Clarence Road and Aston Wood Golf Club is within walking distance. The newly developed Mulberry Walk offers additional amenities with a community centre, doctors surgeries, dental practices, opticians and hairdressers being within walking distance of each other. There are three highly regarded supermarkets which include Marks and Spencer food hall, Lidl and Sainsbury's and a fantastic range of bars, cafes and restaurants.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
4.83m (15'10") x 3.61m (11'10")

Dining Room
3.30m (10'10") max x 3.00m (9'10")

Kitchen
3.73m (12'3") x 3.30m (10'10")

Bathroom

Conservatory

Utility
8.10m (26'7") x 1.30m (4'3")

Garage

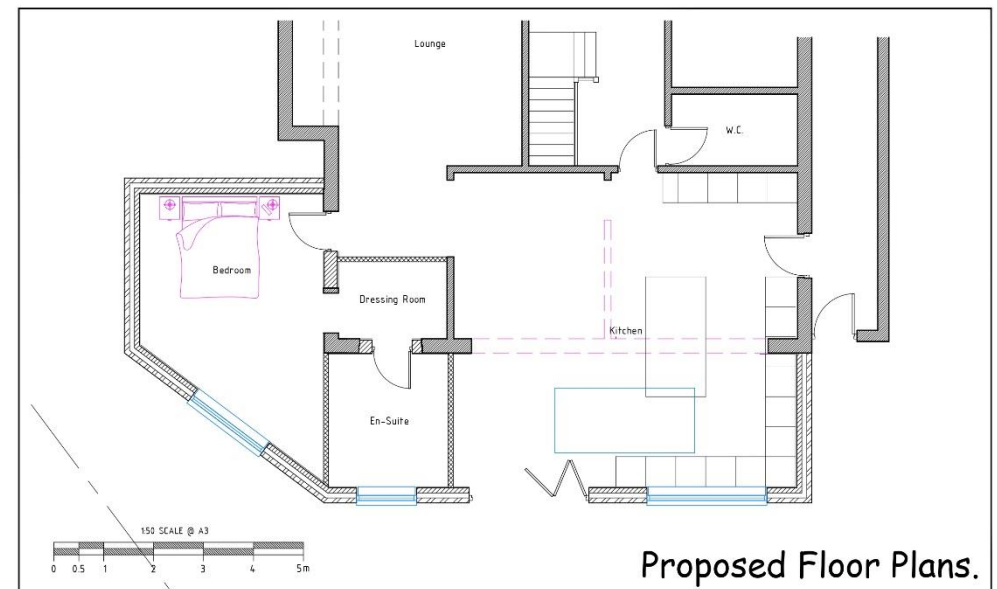
Landing

Bedroom 1
5.00m (16'5") x 3.12m (10'3")

Bedroom 2
4.24m (13'11") x 2.46m (8'1")

Bedroom 3
3.30m (10'10") x 1.75m (5'9")

Bathroom



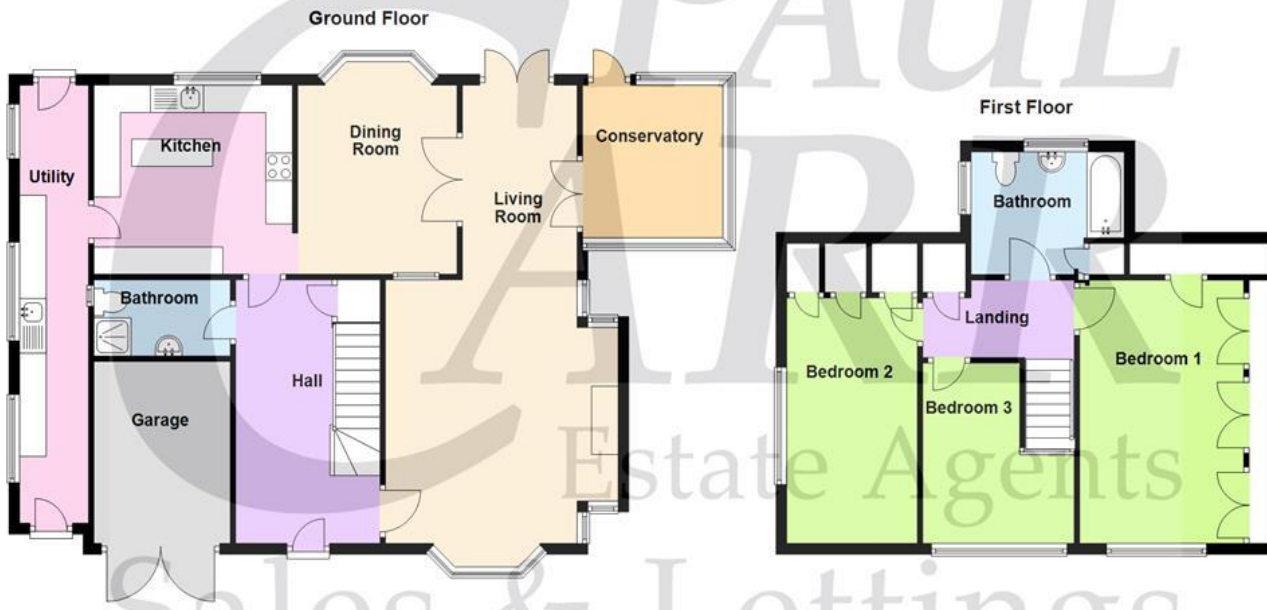
Proposed Floor Plans.

ARC Building Design Limited 102, Dunslett Road East, Sutton Coldfield, B74 2EZ T: 0121 252 8888 E: enquiries@arcbuildingdesign.co.uk		SCALE: 1:50 DATE: July 2023 DRAWING STATUS: Planning Approval DRAWING No: P3	CLIENT: S. & J. Vickers. PROJECT: 17, Chartwell Drive, Sutton Coldfield, B74 4NT.
REV	DATE	DESCRIPTION	



Floor Plan

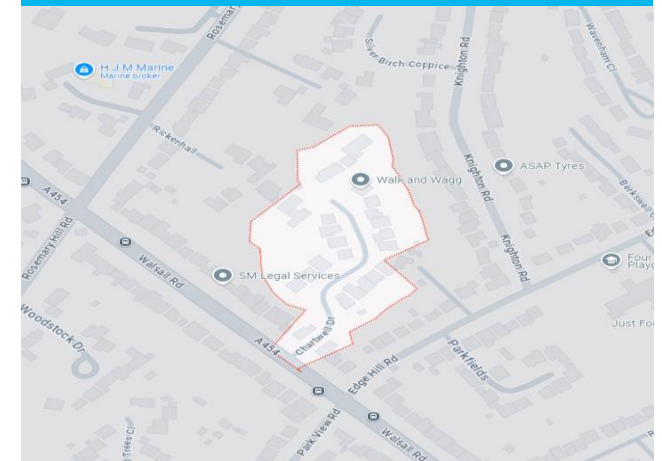
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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: