



Becket Close,  
Sutton Coldfield, B74 4XP

Offers Over £600,000

With open views to the fore and rear this four-bedroom detached family home, with a garage, large driveway and private garden offers fantastic accommodation. Early viewing is highly recommended to avoid disappointment. CALL TODAY TO BOOK A VISIT.

Accessed via a porch and a very spacious entrance hall you are greeted with three reception rooms, one to the left offering fantastic views to the fore that can be used as a family room, snug, home office, the possibilities are endless. As you carry on down the hallway there are double doors to the right leading you to fantastic size living room, with a feature fireplace, bay window to the fore again offering you the glorious views and a further set of double doors leading you into the dining room. The modern kitchen has been recently renovated fitted with white base units, spotlights to the ceiling, integrated appliances, also featuring an island in the middle with an in-built sink and wine cooler. Topped off with skylights to really bring in the natural light and bi-fold doors leading you straight out to the private garden. A good size utility room, WC and garage completes the ground floor accommodation. Accessed via the wide stair-case and large landing the first floor comprises of four generous size bedrooms, all enjoying large windows, with bedroom three and four to the fore overlooking the open views. The master bedroom comes with an en-suite. There is also a superb sized family bathroom with a large bath and separate shower.

Outside, the rear gardens enjoy a high degree of privacy, whilst to the fore the aesthetically pleasing driveway provides ample off road parking. This property has the benefit of the nearby local shops on the development.

Mere Green is only a short distance away offering a good range of supermarkets, shops, bars and restaurants. The public transport links are also easily accessible with a regular bus service and the cross city rail services from Blake Street station into Birmingham City centre and Lichfield Cathedral City centre.



**Dining Room 3.86m (12'8") x 2.95m (9'8")**

**WC**

**Entrance Hall**

**Kitchen 5.41m (17'9") x 3.33m (10'11")**

**Utility Room 2.69m (8'10") x 1.69m (5'7")**

**Family Room 5.23m (17'2") x 2.21m (7'3")**

**Living Room 5.41m (17'9") max x 3.86m (12'8")**

**Porch**

**Garage**

**Bedroom 1 4.11m (13'6") max x 3.33m (10'11") plus 1.04m (3'5") x 1.04m (3'5")**

**En-suite**

**Bathroom**

**Bedroom 2 3.46m (11'4") x 2.66m (8'9") plus 0.95m (3'1") x 0.95m (3'1")**

**Wardrobes**

**Bedroom 3 4.39m (14'5") max x 2.95m (9'8")**

**Bedroom 4 3.07m (10'1") x 2.36m (7'9") plus 0.19m (0'8") x 0.19m (0'8")**

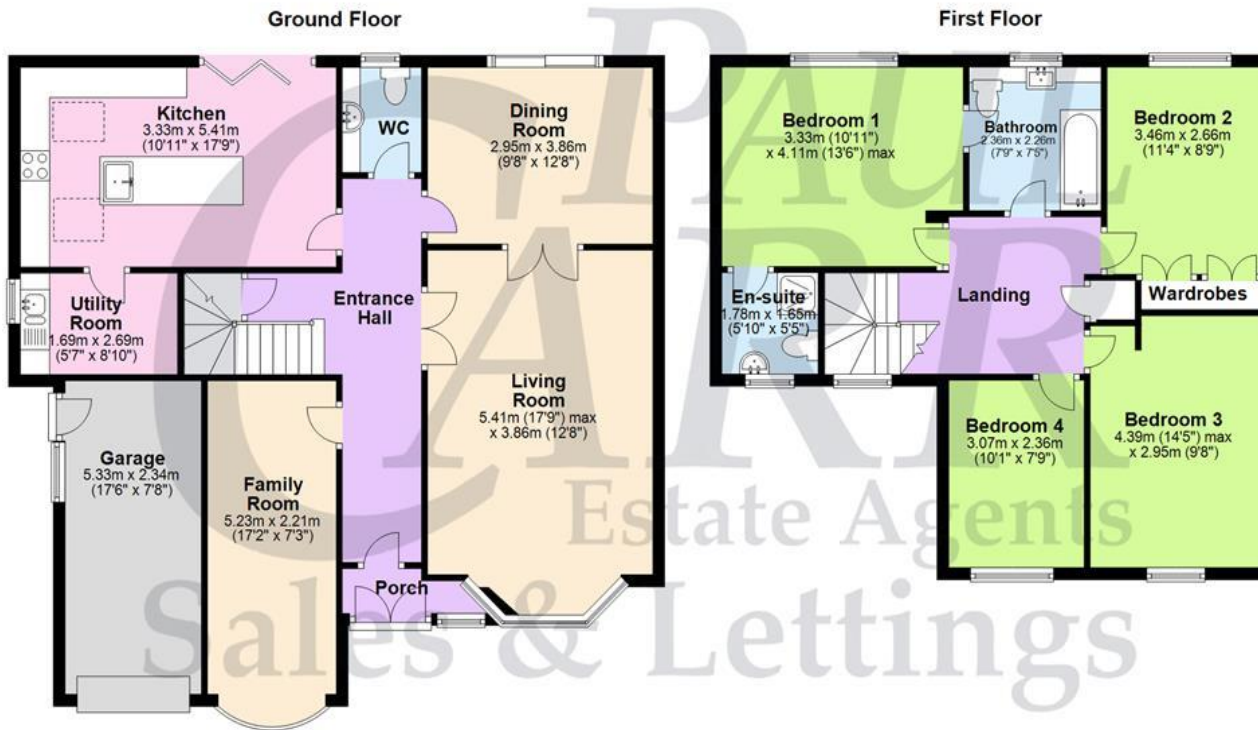
**Landing**





# Floor Plan

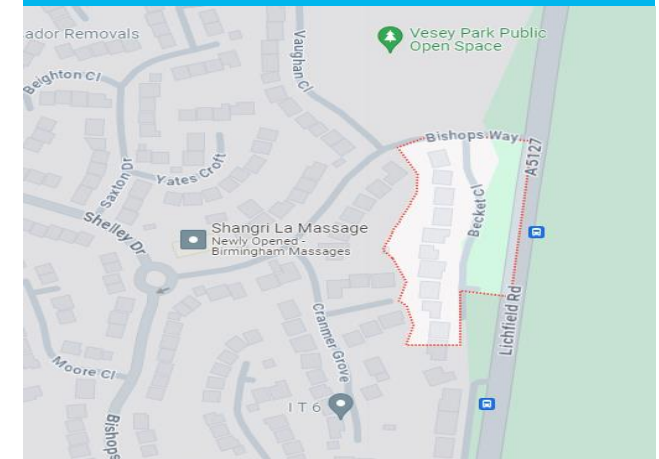
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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: 4th October 2024