



Mordaunt Drive, Four Oaks,
Sutton Coldfield, B75 5PT

Offers in Excess of £450,000

This home is full of promise and ready for your personal touch. It's a great opportunity with NO UPWARD CHAIN to modernise and make it your own.

On the ground floor, it features a cozy living room complete with an inglenook fireplace, perfect for creating a warm, inviting atmosphere.

The kitchen is designed for family gatherings, with a breakfast area for casual dining, and there's a separate dining room for more formal meals.

Additional practical spaces include a utility room and a garage, providing ample storage and convenience.

The ground floor also encompasses two bedrooms and a bathroom, offering flexible living options, whether for guests, a home office, or family members.

Upstairs, you'll find two more bedrooms, making this home ideal for a variety of family sizes and lifestyles.

Mordaunt Drive occupies an established and highly sought-after location within Four Oaks. Mere Green shopping centre provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining and local convenience shops also easily accessible. The area is well served by well-regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks railway station is nearby and provides commuters with ease of access to Birmingham and Lichfield city centres.

ADDITIONAL INFORMATION

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



Porch

Hall

Living Room

Kitchen

4.04m (13'3") x 3.84m (12'7")

Dining Room 2.84m (9'4") x 2.77m (9'1")

Utility

2.79m (9'2") x 1.57m (5'2")

Bedroom 1

3.63m (11'11") x 3.61m (11'10")

Bedroom 2

4.93m (16'2") max x 2.51m (8'3")

Wet Room

Garage

Conservatory

Landing

Bedroom 1

6.78m (22'3") x 4.06m (13'4")

En-suite

Bedroom 2 6.78m (22'3") max x 2.57m (8'5")





Floor Plan

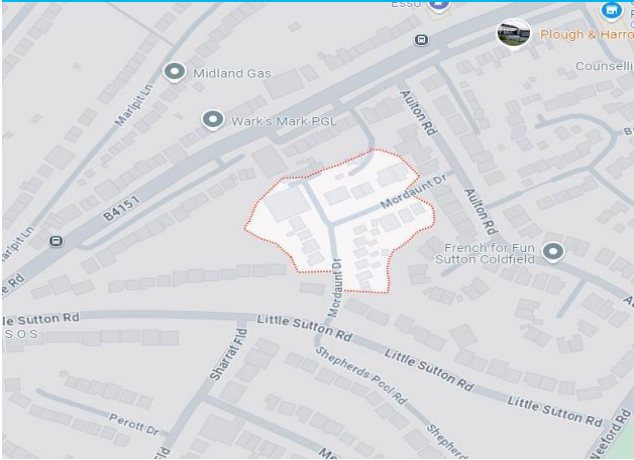
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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: