



Bradgate Drive, Four Oaks,
Sutton Coldfield, B74 4XG

£515,000

Comfort, Charm and Location wrapped up in one perfect package!

The property boasts a spacious living room featuring a stylish bioethanol fireplace, creating a cozy yet modern atmosphere. The large breakfast kitchen provides plenty of space for cooking and dining, complemented by a spacious utility room and pantry for additional storage. A bright and airy sunroom, currently used as a dining room allows for enjoyable meals with a garden view.

The home includes three double bedrooms, providing ample space for family or guests. The bathroom is well-equipped with both a bathtub and a separate shower, catering to different preferences.

Externally, the property features a garage for secure parking or storage, a large driveway accommodating multiple vehicles, and a well-maintained rear garden, perfect for relaxation or outdoor gatherings.

Situated opposite a scenic nature reserve on Hill Hook, the property offers easy access to nature, making it an ideal location for outdoor enthusiasts. Bradgate Drive is ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Porch

Living Room

6.65m (21'10") x 3.28m (10'9")

Kitchen

5.82m (19'1") x 2.74m (9')

Utility

2.26m (7'5") x 2.11m (6'11")

Sun Room

3.21m (10' 6") x 2.36m (7' 9")

WC

Garage

Landing

Bedroom 1

3.33m (10'11") x 3.28m (10'9")

Bedroom 2

3.28m (10'9") x 2.72m (8'11")

Bedroom 3

3.00m (9'10") x 2.84m (9'4")

Bathroom

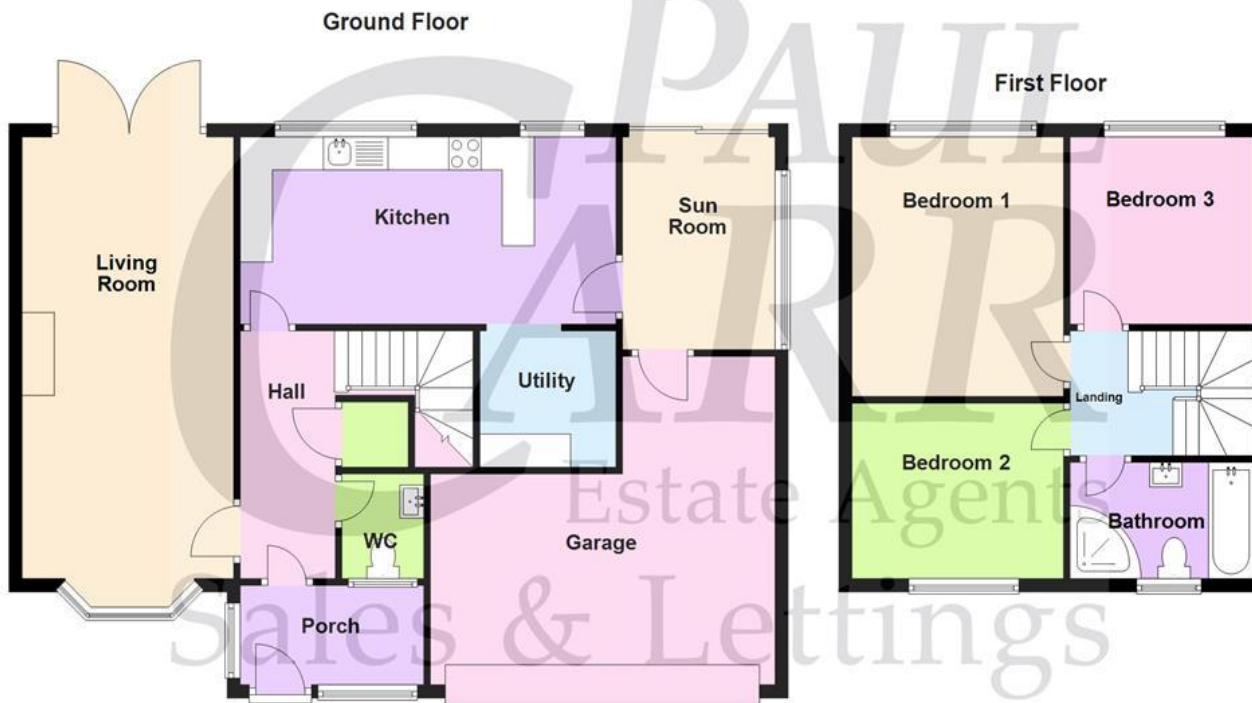
1.80m (5' 11") x 2.92m (9'7")





Floor Plan

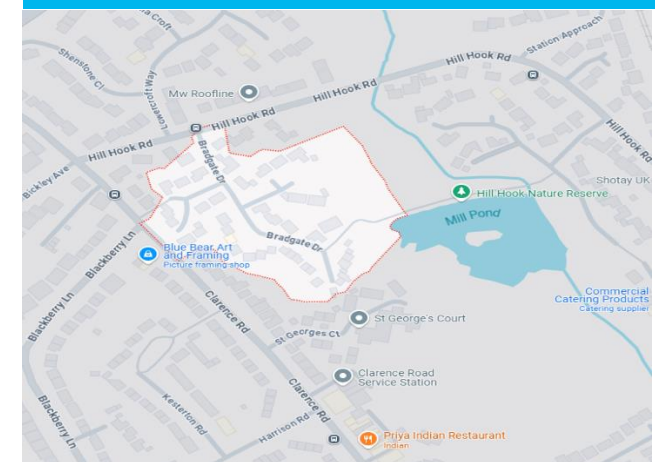
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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: