



Yates Croft, Four Oaks,
Sutton Coldfield, B74 4YB

Offers Over £524,000

This detached gem isn't just a house its a whole vibe! From the moment you pull onto the spacious driveway, you'll feel right at home.

Step inside, and you're greeted by a stylish living room at the front, perfect for cozy nights in. But the heart of the home is the dreamy kitchen/dining space where you will want to host dinner parties on a whim. And then theres the extended snug, complete with a feature log fire - ideal for curling up with a book or plotting your next adventure. Bonus points for the handy utility room and downstairs WC!

Upstairs, you'll find four fabulous double bedrooms, giving everyone their own space to stretch out, and two sleek bathrooms mean no more morning queues! The rear garden - Think summer evenings at your very own outdoor bar, clinking glasses under the stars, with a patio for all the alfresco fun.

Yates Croft is a fantastic location for access to highly regarded local schools and the nearby Hill Hook Nature Reserve is a perfect spot for walks. Blake Street Train Station is just a short walk away and offers direct routes into Birmingham and Lichfield City Centres and local buses are also accessible on Hill Hook Road.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas, Water, Electric and Drainage.

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

or via Fouroaks@paulcarrestateagents.co.uk



Living Room
4.50m (14'9") x 3.86m (12'8")

Kitchen/Dining
4.83m (15'10") x 3.00m (9'10")

Snug
4.62m (15'2") x 2.54m (8'4")

Utility
3.00m (9'10") x 2.00m (6'7")

WC

Garage

Bedroom 1
7.13m (23'5") x 2.00m (6'7")

Bedroom 2
2.90m (9'6") x 2.77m (9'1")

Bedroom 3
4.80m (15'9") x 2.29m (7'6")

Bedroom 4
3.07m (10'1") x 2.13m (7')

Shower Room

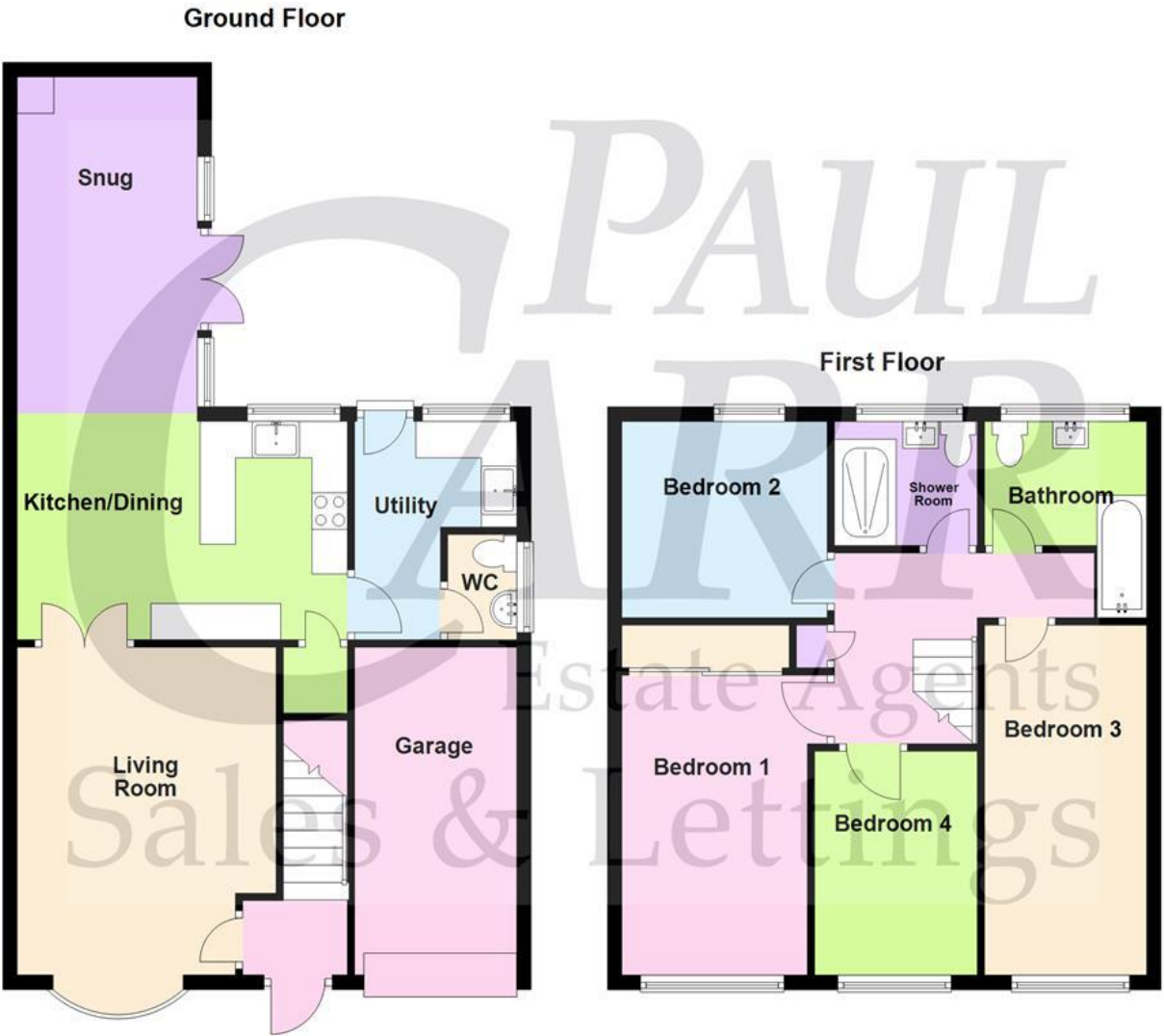
Bathroom



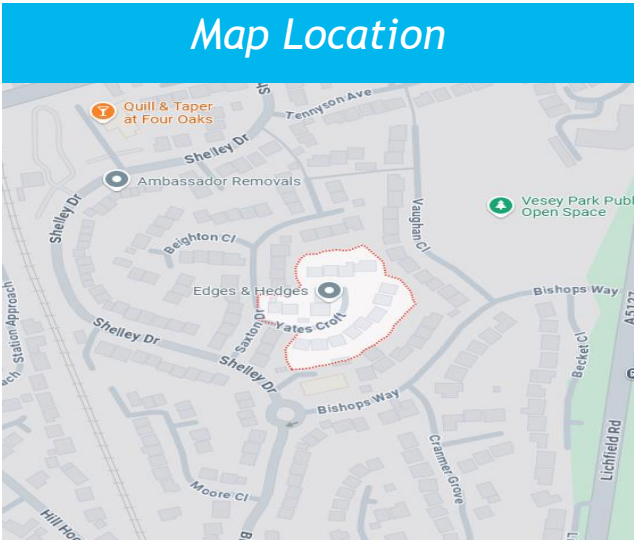


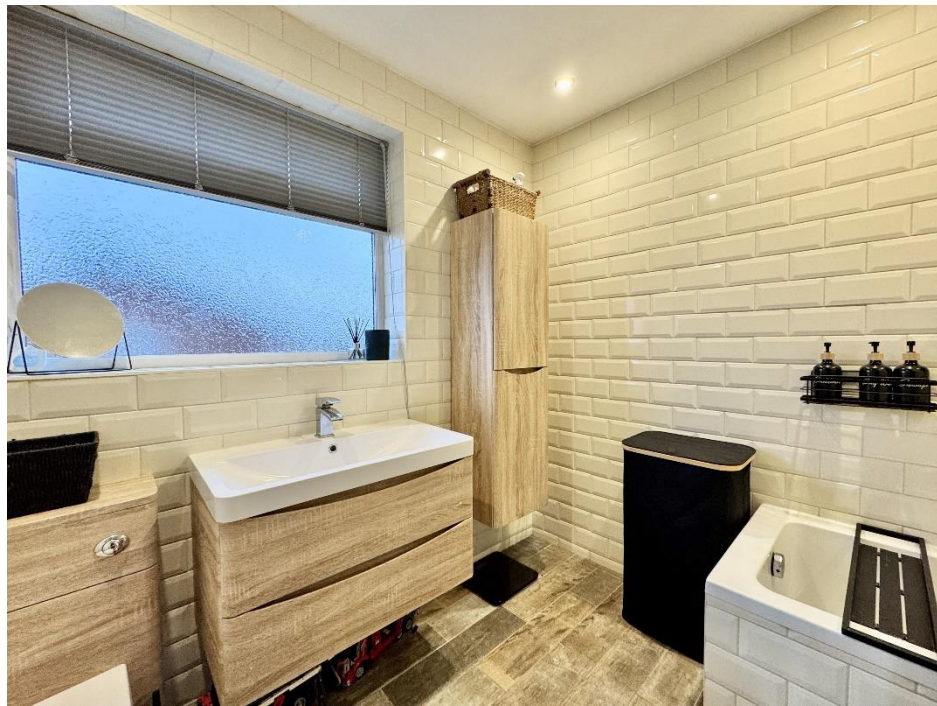
Floor Plan

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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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: