



Harvest Fields Way,
Sutton Coldfield, B75 5TJ

Offers in Excess of £695,000

This three-story stunner is where style meets smart living! Step inside, and you're greeted by an open-plan kitchen, dining, and family space - perfect for everything from pancake flipping to deep life chats over coffee. Need a break? The separate living room at the front is your cozy escape pod. There is also a handy office at the front, ideal for homeworking and a utility room to keep the chaos in check.

Up on the first floor, you'll find three dreamy bedrooms - two with ensembles plus a separate bathroom for guests. The top floor is like a secret hideaway with two more bedrooms and yet another bathroom, ideal for guests, teens, or your personal zen den.

The double garage? Forget parking its a fully decked-out gym, so no more excuses! And the garden? Low maintenance with a massive patio, meaning more time sipping wine in the sun and less time wrestling with a lawnmower.

Harvest Fields provides ideal for access to desirable Little Sutton Primary school and the popular Harvest Fields community centre which offers a range of activities and classes for all ages, along with the surrounding green and park. Nearby Mere Green centre has a wealth of amenities including Mulberry Walk which offers a range of bars, bistros and cafes plus there are several supermarkets and nearby train links from Four Oaks station offer direct routes into Birmingham & Lichfield City Centres.

Additional Information

Tenure: We can confirm the property is Freehold.

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 3.91m (12'10")

Kitchen/Dining/Family Room 11.18m (36'8") x 4.85m (15'11")

Study/Office 3.58m (11'9") x 2.67m (8'9")

WC

Utility 2.41m (7'11") x 1.70m (5'7")

Gym/Double Garage

Landing

Bedroom 1 7.29m (23'11") x 3.71m (12'2") max

En-suite

Bedroom 2 3.78m (12'5") x 2.92m (9'7")

En-suite

Bedroom 3 3.61m (11'10") x 2.41m (7'11")

Bathroom 2.62m (8'7") max x 2.24m (7'4")

Landing

Bedroom 4 4.42m (14'6") x 3.82m (12'7")

Bedroom 5 4.35m (14'3") x 2.77m (9'1")

Bathroom





Floor Plan

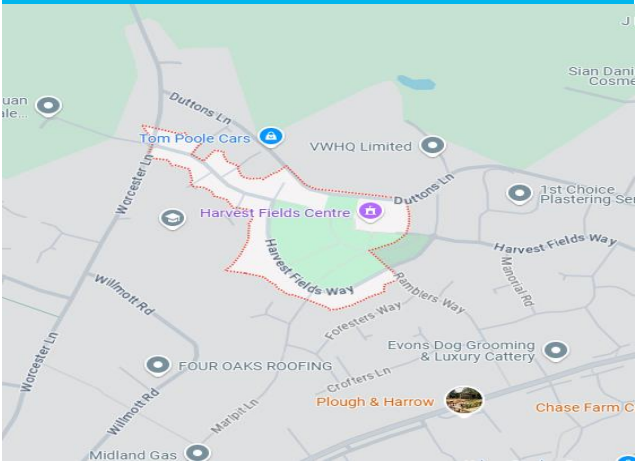
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 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: