



Saxton Drive, Four Oaks,
Sutton Coldfield, B74 4XZ

£525,000

This is a beautifully presented detached home situated on a desirable corner plot. Spacious throughout, the property is immaculate and well-maintained, offering a perfect blend of comfort and functionality.

The living room features a charming log fire, creating a cozy atmosphere, while the formal dining room is ideal for entertaining. The large breakfast kitchen with an island is well-appointed, and there's a versatile snug room, ideal to use as a home office, at the front of the house. The ground floor is completed with a utility, wc and a double garage.

Upstairs, there are three generously sized bedrooms, with the primary bedroom benefiting from an ensuite, a modern family bathroom and plenty of storage.

Outside, the well-kept rear garden provides a peaceful retreat, and the double garage offers ample parking and storage.

Saxton Drive 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.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room 4.62m (15'2") x 3.73m (12'3")

Dining Room 3.73m (12'3") x 3.23m (10'7")

Kitchen 4.19m (13'9") x 4.11m (13'6")

Breakfast Area 2.70m (8'10") x 2.24m (7'4")

Utility 2.67m (8'9") x 2.13m (7')

Garage

WC

Snug/Office 2.72m (8'11") x 2.29m (7'6")

Landing

Bedroom 1 3.98m (13'1") x 3.23m (10'7")

En-suite

Bedroom 2 4.47m (14'8") x 2.84m (9'4")

Bedroom 3 3.81m (12'6") x 2.00m (6'7")

Bathroom





Floor Plan

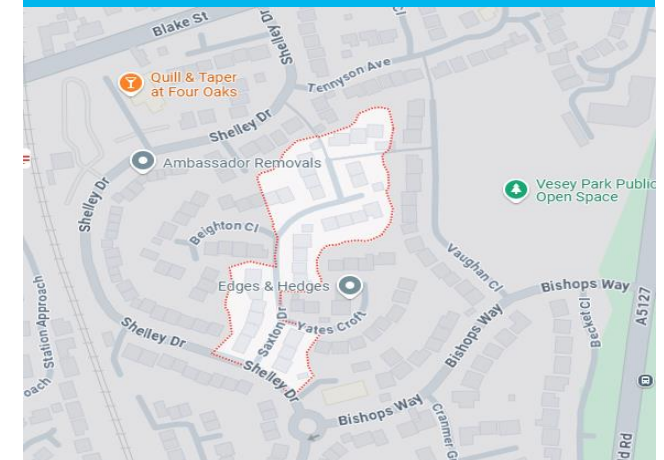
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

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