



Heath Croft Road, Four Oaks,
Sutton Coldfield, B75 6NF

Offers in the Region Of £450,000

This home is a newly refurbished, move-in ready property, presented no upward chain. It has been finished to a good standard, offering a modern and comfortable living space.

The kitchen is contemporary in style, equipped with modern fittings, and is conveniently located next to the dining room, ideal for family meals or entertaining. The living room features a bay window, allowing plenty of natural light and creating a spacious feel. The ground floor includes two bedrooms, along with a bathroom, making it ideal for flexible living arrangements.

Upstairs, you'll find two additional bedrooms. One of the bedrooms benefits from a wc, offering privacy, while the other comes with a dressing room, providing ample storage and a touch of luxury. This layout is well-suited for families or anyone seeking a balance of practicality and comfort.

There is a car port on the side which provides access to the garage. The rear garden is well maintained and to the fore the driveway provides ample of off road parking.

Heath Croft road provides an excellent location for access to highly regarded local schools and major road links are just a short commute. The shops, bars and restaurants of the Mulberry Walk development in Mere Green can also be reached on foot alongside train links with direct routes into Birmingham and Lichfield City Centres.

ADDITIONAL INFORMATION

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room

5.66m (18'7") x 3.86m (12'8")

Dining Room

2.64m (8'8") x 2.36m (7'9")

Kitchen

4.67m (15'4") x 2.51m (8'3")

Bedroom 3

4.34m (14'3") x 2.97m (9'9")

Bedroom 4

3.63m (11'11") x 3.02m (9'11")

Bathroom

Garage

Carport

Landing

Bedroom 1

4.19m (13'9") max x 4.06m (13'4")

WC

Bedroom 2

3.94m (12'11") x 3.63m (11'11")

Dressing Room

2.26m (7'5") x 2.13m (7')

Eaves





Floor Plan

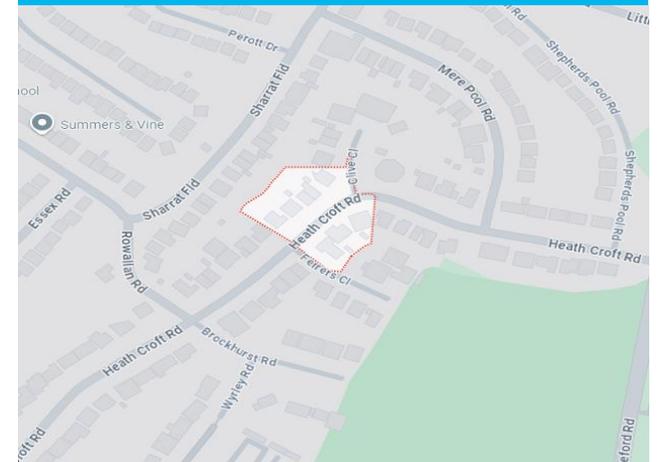
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 72 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: