



Coburn Drive, Four Oaks,  
Sutton Coldfield, B75 5NT

**£350,000**



This is a well-presented semi-detached home situated in a quiet cul-de-sac, offering a peaceful and safe environment. With no upward chain, it's an ideal opportunity for buyers looking for a smooth and quick purchase.

The ground floor features a spacious living/dining room with direct access to the private garden, perfect for entertaining or relaxing. The separate kitchen provides ample workspace and storage.

Upstairs, there are two double bedrooms and a comfortable single bedroom, offering flexibility for families, guests, or home office space. The family bathroom includes both a bathtub and a separate shower for convenience. Additional benefits include a garage for storage or parking, along with driveway space.

Outside, a side garage has up and over entrance door with driveway approach providing ample off street parking. The rear garden enjoy a sunny aspect and a good degree of privacy with patio.

Local shops are easily accessible with comprehensive. Four Oaks railway station is also in Mere Green and provides commuters with a regular service to the city centres of Birmingham and Lichfield. The area is well served by schools which cater for all age groups Including Moor Hall primary school, Little Sutton primary school and Mere Green school and nursery.

Tenure: We can confirm the property is Freehold.

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

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)





**Hall**

**Living/Dining Room**

**6.91m (22'8") x 4.24m (13'11") max**

**Kitchen**

**5.08m (16'8") x 2.36m (7'9")**

**Garage**

**Landing**

**Bedroom 1**

**3.78m (12'5") x 2.77m (9'1")**

**Bedroom 2**

**3.05m (10') x 2.77m (9'1")**

**Bedroom 3**

**2.79m (9'2") max x 2.57m (8'5")**

**Bathroom**

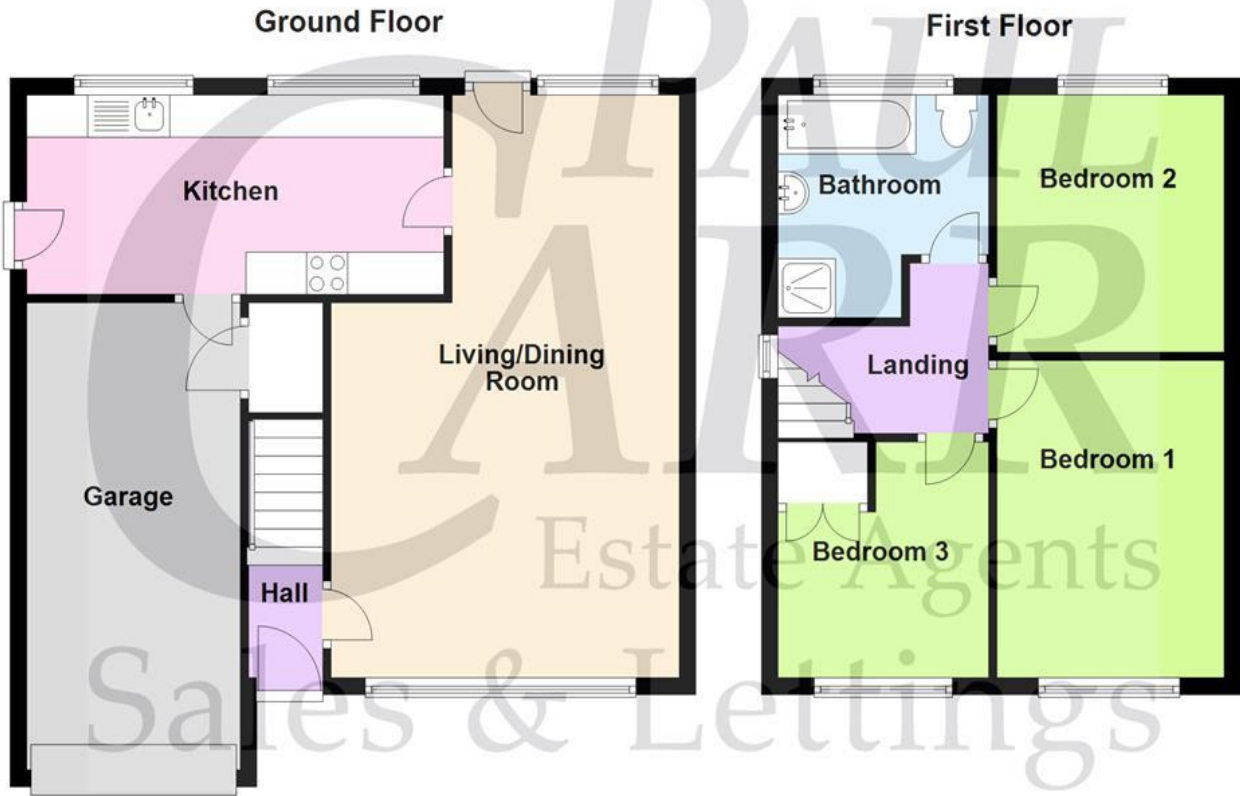






# Floor Plan

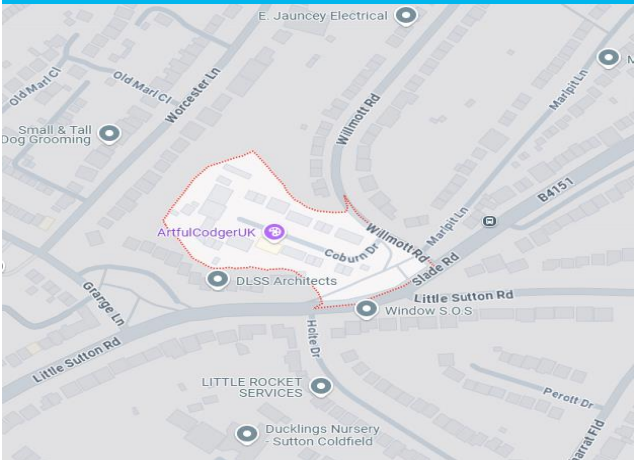
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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: