



Wall Drive, Four Oaks,  
Sutton Coldfield, B74 4DF

**Guide Price £700,000**

Tucked away in a peaceful cul-de-sac, this fabulous three-story home is ready to steal your heart—and your Pinterest boards! With no upward chain to hold you back, it's the kind of house that feels like it's been waiting just for you. From the moment you step inside, you'll be charmed by its spacious layout, versatile design, and a rear garden that's practically begging for summer barbecues and lazy Sunday afternoons.

On the ground floor, you'll find a bright and inviting L-shaped living and dining area that's perfect for hosting dinner parties or simply stretching out after a long day. The well-fitted kitchen is a haven for home cooks, while the separate utility room keeps the chaos of laundry neatly out of sight. And let's not forget the sun room—your personal escape to enjoy garden views no matter the weather.

Upstairs on the first floor, three bedrooms await - two with en-suites. The family bathroom, complete with a jacuzzi tub, is perfect for soaking away the stresses of the day. Venture up to the second floor, and you'll discover two matching rooms brimming with potential—guest rooms, offices, or even a secret hobby hideaway.

The generous rear garden ties it all together, offering space to relax, play, or cultivate your dream outdoor oasis. With so much to love, this quirky yet practical home is ready to become your next adventure.

Wall Drive is a lovely close leading off Hillside Road and creates the perfect location for families. Butlers Lane Train station is a short walk away and bus links can be easily accessed from Lichfield Road. And if its schools you need, Wall Drive couldn't be better positioned of both Primary and Secondary schools.

### **ADDITIONAL INFORMATION**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F 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 Room/Dining Room 6.96m (22'10") x 6.30m (20'8")

Kitchen 3.61m (11'10") x 3.58m (11'9")

Snug 4.80m (15'9") x 2.57m (8'5")

Sun room

WC

Utility 4.80m (15'9") max x 2.34m (7'8")

Garage

Landing

Bedroom One 3.63m (11'11") x 3.63m (11'11")

En-suite

Bedroom Two 4.24m (13'11") x 3.51m (11'6")

En-suite

Bedroom Three 3.63m (11'11") x 3.23m (10'7")

Bathroom

Landing

Bedroom Four 3.86m (12'8") max x 2.80m (9'2")

Bedroom Five 3.86m (12'8") max x 3.07m (10'1")

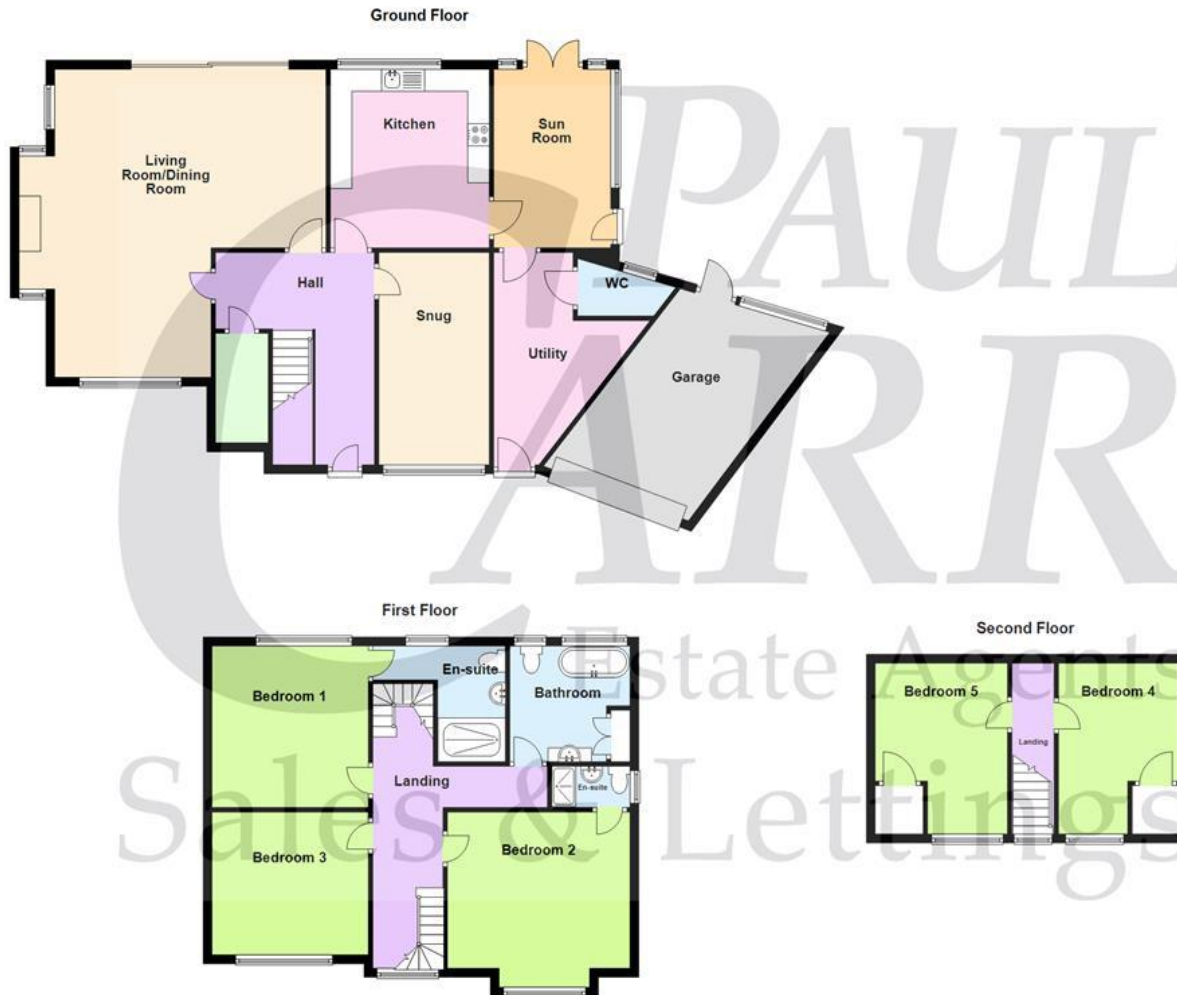






# Floor Plan

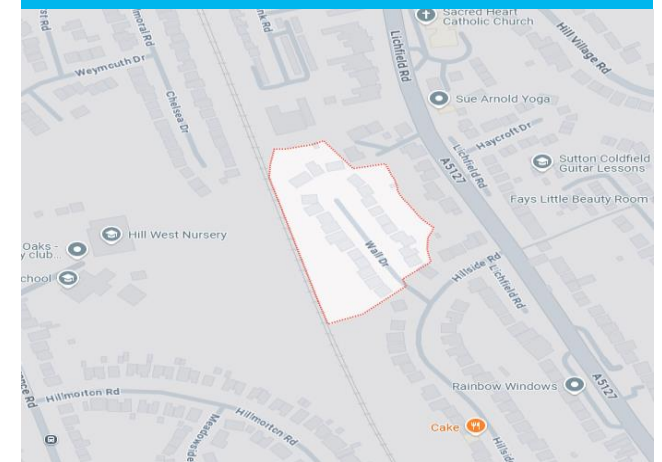
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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: