



Mordaunt Drive, Four Oaks,  
Sutton Coldfield, B75 5PT

**Offers Over £350,000**

POTENTIAL POTENTIAL POTENTIAL! This property sits on a generous plot of land, offering plenty of space and potential for development or renovation. The house features a living and dining area, ideal for both relaxation and entertaining. A functional kitchen provides the essentials for daily living, while the home includes three comfortable bedrooms and a shared bathroom.

Outside, a detached garage adds convenience and extra storage. With its sizable lot and solid layout, this property presents a great opportunity for customization or expansion. Mordaunt Drive occupies an established and highly sought-after location within Four Oaks.

Mere Green shopping centre provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining and local convenience shops also easily accessible. The area is well served by well-regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks railway station is nearby and provides commuters with ease of access to Birmingham and Lichfield city centres.

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  
3.89m (12'9") x 3.30m (10'10")

Dining Room  
3.20m (10'6") x 2.77m (9'1")

Kitchen  
3.20m (10'6") x 2.49m (8'2")

Garage

Landing

Bedroom 1  
4.22m (13'10") x 2.43m (8')

Bedroom 2  
3.28m (10'9") max x 3.05m (10')

Bedroom 3  
2.97m (9'9") max x 2.21m (7'3")

Bathroom









# Floor Plan

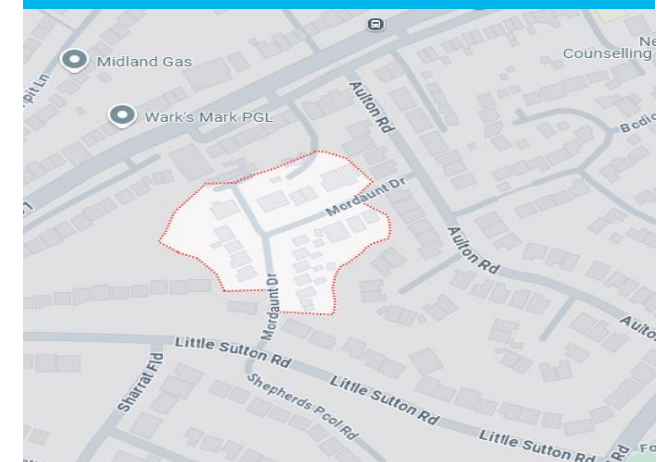
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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:

