



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

Offers Over £525,000

Step inside this gem of a home, sitting proudly on a corner plot and offering space in all the right places! Immaculate from top to bottom and clearly loved, this house is ready to welcome its next lucky owners.

The through living/dining room is perfect for everything from cosy nights in to dinner parties with friends. The kitchen? It's a showstopper—large, modern, and complete with a family area and sleek bifold doors that open right up to the garden.....hello, summer BBQs! There's also a handy utility room (because laundry deserves its own space), plus a downstairs WC with storage—bonus points: you could turn it into a full bathroom if you fancy.

Upstairs doesn't disappoint either. The main bedroom comes with its own ensuite, plus two more doubles and a lovely single room that could make a great nursery, office, or guest space. The main bathroom is modern and stylish—no updates needed here.

Outside, you've got a well-kept, low maintenance rear garden that's just calling out for lazy Sundays or a spot of gardening therapy. The driveway to the fore provides ample of off road parking.

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.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living/Dining Room 9.70m (31'10") x 2.77m (9'1")

Office/Snug 3.51m (11'6") x 2.16m (7'1")

Kitchen 5.00m (16'5") x 5.00m (16'5")

Utility 2.90m (9'6") x 2.24m (7'4")

WC

Garage

Landing

Bedroom 1 5.11m (16'9") x 2.36m (7'9")

En-suite

Bedroom 2 3.78m (12'5") x 2.82m (9'3")

Bedroom 3 3.05m (10') x 2.98m (9'9")

Bedroom 4 2.84m (9'4") x 2.46m (8'1")

Bathroom





Floor Plan

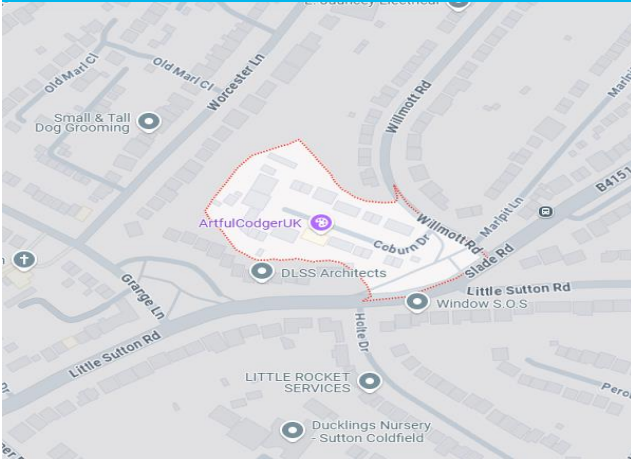
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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: