



Marlpit Rise, Four Oaks,  
Sutton Coldfield, B75 5LU

**£375,000**

This well-loved, three-story home has had just one owner since new and radiates happy vibes throughout.

The ground floor features a welcoming living room that flows seamlessly into a bright conservatory, currently used as a dining space. A well-fitted kitchen sits at the front of the house, offering both style and practicality and a WC completes the ground floor accommodation.

On the first floor, you'll find two spacious double bedrooms, both equipped with high-quality Hammond fitted wardrobes, alongside a well-appointed family bathroom.

The top floor is dedicated to a luxurious bedroom suite, complete with its own dressing room and private bathroom, creating a peaceful retreat.

Outside, the low-maintenance garden provides the perfect space to relax without the hassle of upkeep. The property also benefits from a garage and driveway, ensuring convenient parking and storage.

Marlpit Rise is located within the popular Harvest Fields development, ideal for access to the desirable Little Sutton Primary school and the popular Harvest Fields community centre which offers a range of activities and classes for all ages, along with the surrounding green and park. Nearby Mere Green centre has a wealth of amenities including Mulberry Walk which offers a range of bars, bistros and cafes plus there are several supermarkets and nearby train links from Four Oaks station offer direct routes into Birmingham & Lichfield City Centres.

Council Tax Band: We can confirm the Council Tax Band is E 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 5.48m (18') x 3.91m (12'10")

Conservatory/Dining Room 3.94m (12'11") x 2.62m (8'7")

Kitchen 3.61m (11'10") x 1.88m (6'2")

WC

Garage

Landing

Bedroom 1 3.94m (12'11") x 3.25m (10'8")

Dressing Room 2.80m (9'2") x 1.23m (4')

Bathroom

Landing

Bedroom 2 5.26m (17'3") x 2.00m (6'7")

Bedroom 3 3.20m (10'6") max x 2.95m (9'8")

Bathroom



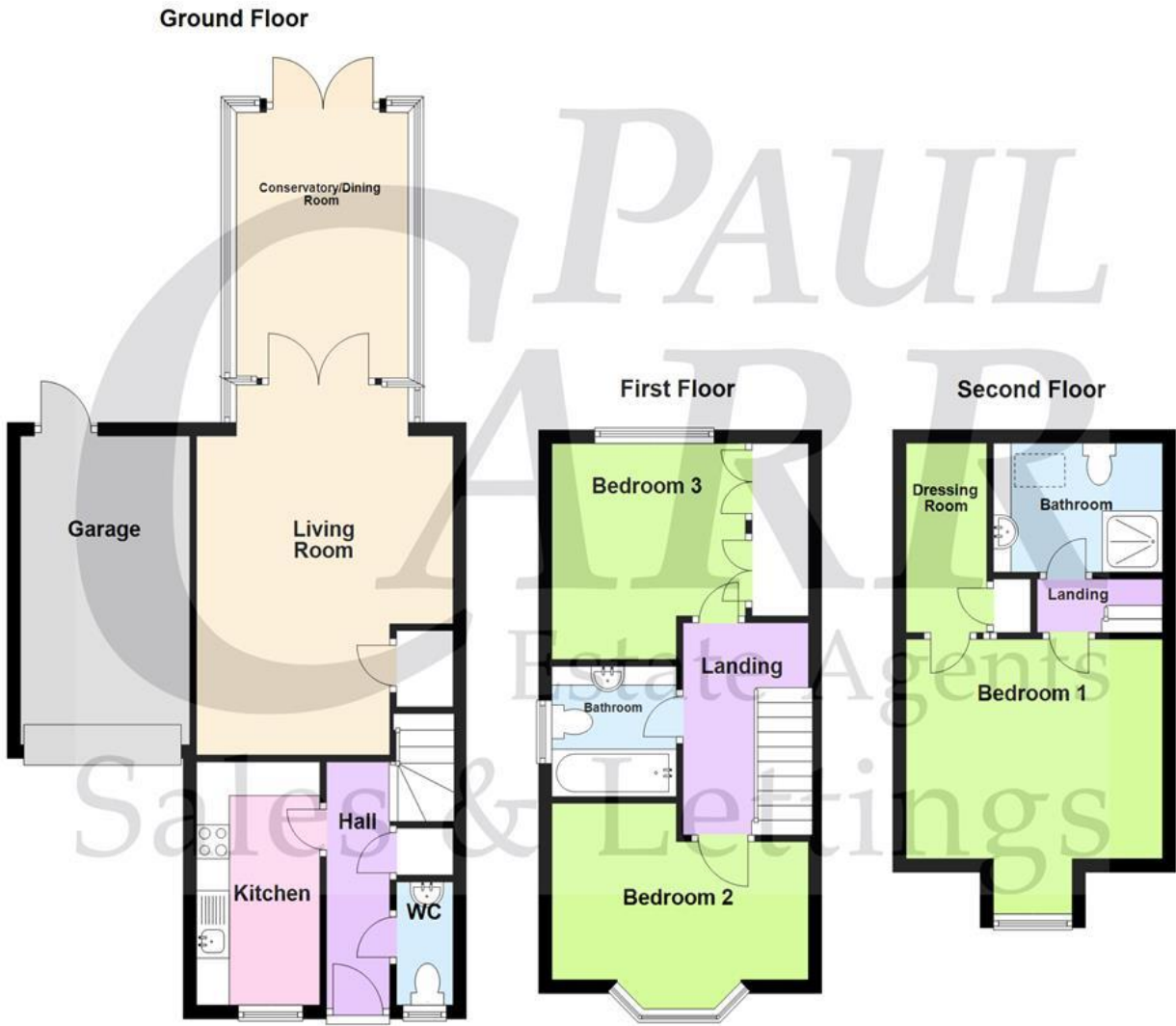






# Floor Plan

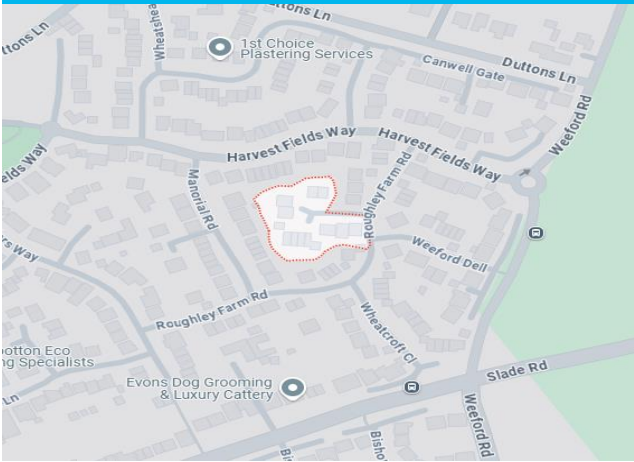
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

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