



Shelley Drive, Four Oaks,  
Sutton Coldfield, B74 4YD

Offers in Excess of £325,000



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Welcome to “The Snug Spot” Small in size, big on vibes.

This isn't just a house — it's an immaculate little slice of stylish serenity, thoughtfully decorated to please even your most Pinterest-obsessed friend. Ideal as a first home or a fresh start, this two-storey gem serves charm with a side of “wow, I live here now?”

Step into a modern, sleek kitchen, with acrylic slab worktops, integrated appliances and a hot water tap and so clean and shiny it practically dares you to cook spaghetti without making a mess.

Glide through the living/dining area, a cozy-but-chic space with direct access to the garden — ideal for BBQs, fairy lights, and deep conversations over too many glasses of rosé. Need to store things? You've got a garage, because you're a grown-up now and bikes need homes too, however this can be converted as desired.

Upstairs, you'll find two bedrooms: one double for you and your dreams, one single for guests or a home office. The modern bathroom is spa-fresh and ready for dramatic singing in the shower.

The rear South facing rear garden enjoys a private and sunny aspect ideal to sun bathe at your own leisure.







## Property Specification

Hall

Living Room  
4.01m (13'2") x 3.96m (13')

Kitchen  
2.67m (8'9") x 2.54m (8'4")

Garage

Landing

Bedroom 1  
3.68m (12'1") x 3.00m (9'10")

Bedroom 2  
2.61m (8'7") x 1.84m (6')

Bathroom

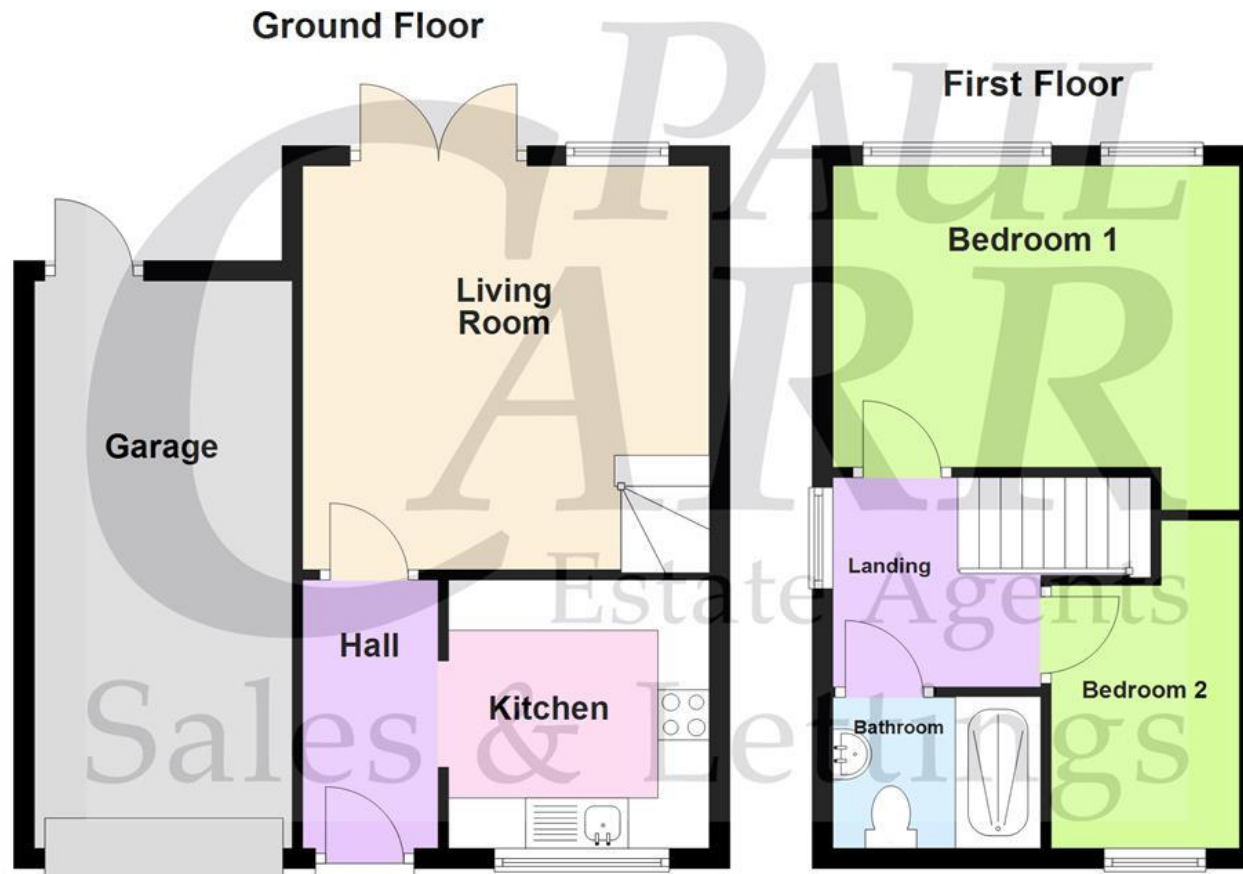
### Agent's Note:

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:

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

