



Ryknild Close, Four Oaks,
Sutton Coldfield, B74 4UP

£795,000

This gem of a home has all the space, style and sunshine you could ask for!

Nestled in a sought-after cul-de-sac, this impressive four-bedroom family home offers exceptional living space and modern comfort.

At the heart of the property is a stunning kitchen featuring a large island and bi-fold doors that seamlessly open onto a beautifully maintained south-facing rear garden—perfect for entertaining. An imposing living and dining room, complete with a cozy log burner, creates a warm and inviting atmosphere, while the spacious conservatory adds flexible living space for relaxing or entertaining. A separate utility room enhances everyday convenience.

All four bedrooms are generously sized and benefit from built-in wardrobes, with the principal bedroom boasting a stylish en-suite. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the home continues to impress with a double garage and ample driveway parking to the fore, completing this exceptional property in a prime location.

Ryknild Close is ideally located within a 2 minute walking distance of both Blake Street Station (which offers superb, direct links into Birmingham Grand Central and beyond) and the stunning Mill Pond at Hill Hook Nature Reserve. The property is close to many well respected local schools for all ages including Arthur Terry Senior School and Hillwest Primary School. Little Aston village shops include a highly regarded local butcher and convenience store and Aston Wood Golf Course is just a 10 minute walk away. Mere Green's Mulberry walk development is a only 5 minute drive away and is easily accessible and affords comprehensive shops, supermarkets including M&S food hall, restaurants and fine bistro dining. Birmingham is only 10 miles distance, and the M6 Toll is just 4 miles away giving fast access to the M6 and M42.

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
7.67m (25'2") x 3.61m (11'10")

Conservatory

Kitchen
5.94m (19'6") x 4.13m (13'7")

Double Garage

Utility
2.59m (8'6") x 1.73m (5'8")

WC

Landing

Bedroom 1
5.00m (16'5") x 3.23m (10'7")

En-suite

Bedroom 2
3.61m (11'10") x 3.59m (11'9")

Bedroom 3
3.61m (11'10") x 3.43m (11'3")

Bedroom 4
2.95m (9'8") x 2.62m (8'7")

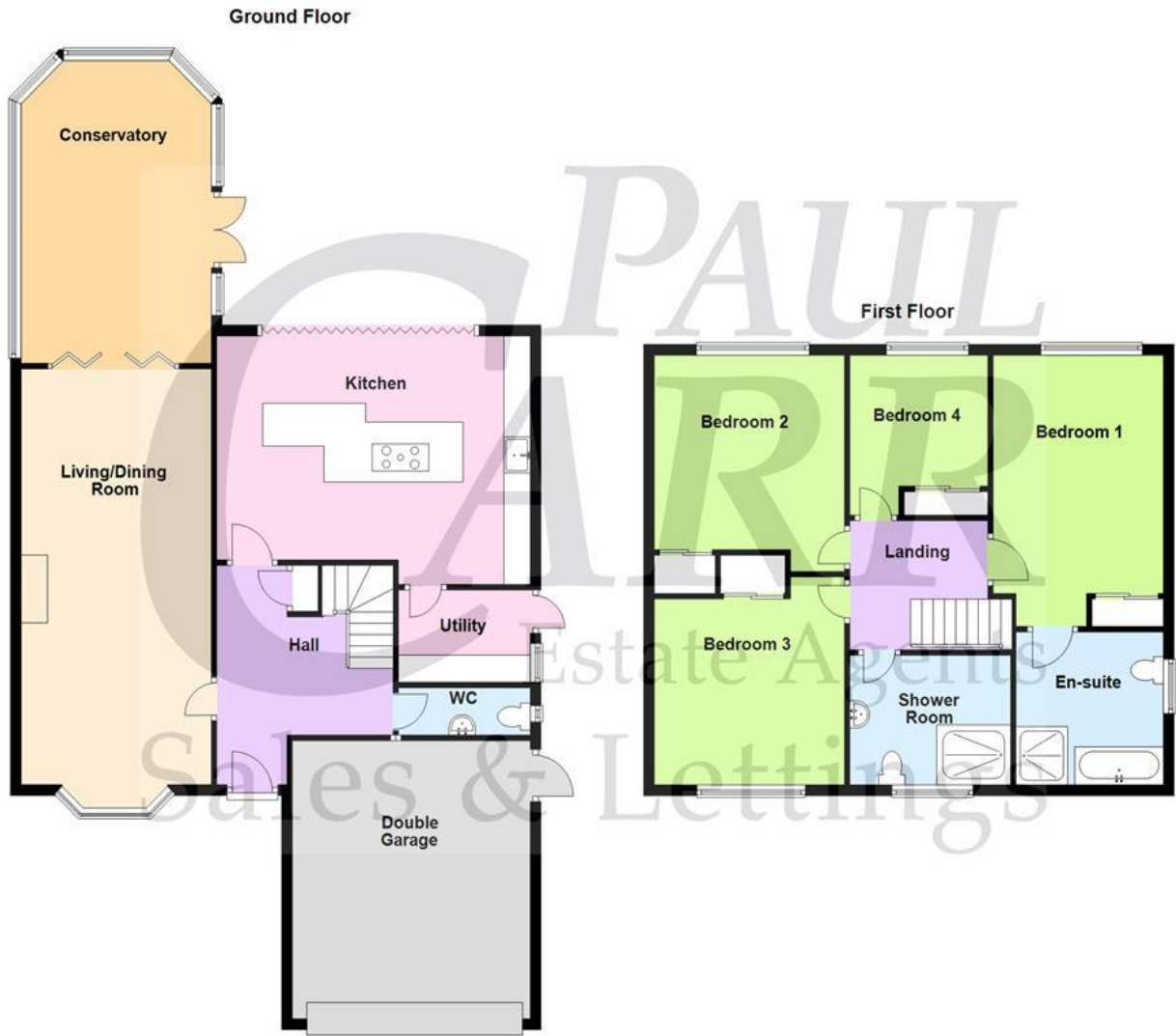
Shower Room





Floor Plan

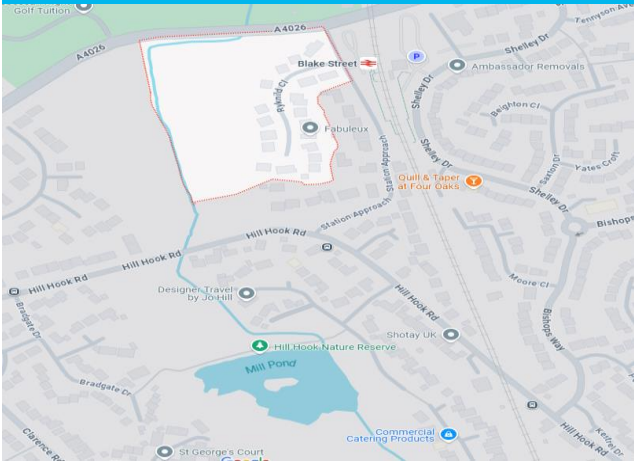
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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: