



Bradgate Drive, Four Oaks
Sutton Coldfield, B74 4XG

Guide Price £400,000

Nature lovers will appreciate the home's location opposite Hill Hook Nature Reserve, providing scenic views and excellent walking trails just steps from your front door.

This attractive semi-detached home is ideally positioned at the end of a quiet cul-de-sac, offering privacy and tranquility. Situated on a generously sized plot, the property boasts a spacious through living/dining room, perfect for modern family living and entertaining. The well-fitted kitchen is thoughtfully designed with ample storage and workspace, while the three double bedrooms provide comfortable accommodation for families or guests. The property includes a contemporary bathroom.

Outside, the south-facing rear garden enjoys sunlight throughout the day—perfect for relaxing or hosting in warmer months. A garage with a dedicated laundry area and a driveway offers practical and secure parking options.

Bradgate Drive approached via Hill Hook Road is ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.

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

or via Fouroaks@paulcarrestateagents.co.uk



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Hall

Living/Dining Room
6.93m (22'9") x 3.45m (11'4") max

Kitchen
3.15m (10'4") x 2.62m (8'7")

Landing

Bedroom 1
3.63m (11'11") x 3.45m (11'4")

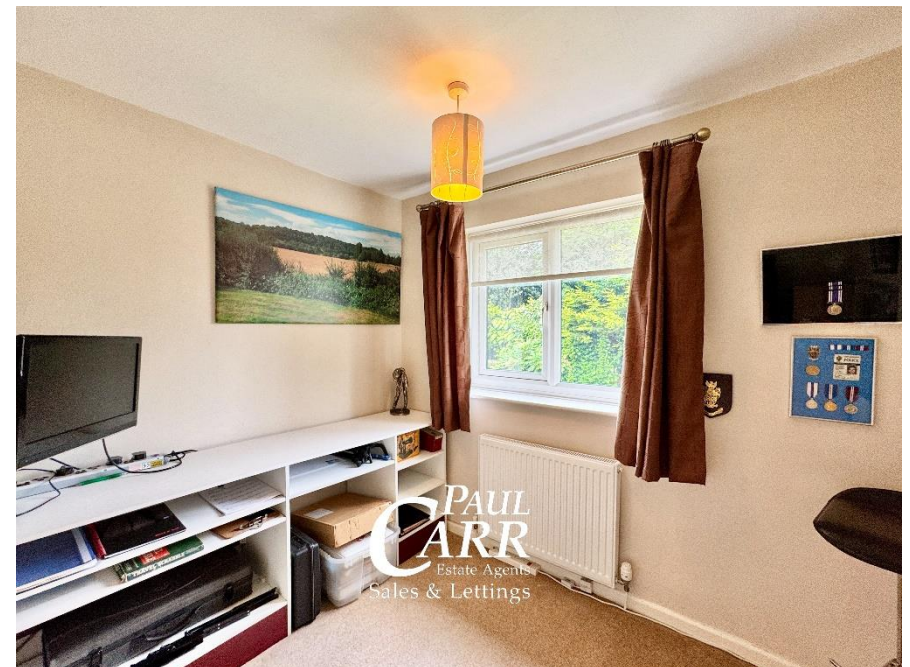
Bedroom 2
3.48m (11'5") x 3.15m (10'4")

Bedroom 3
2.62m (8'7") x 2.24m (7'4")

Bathroom

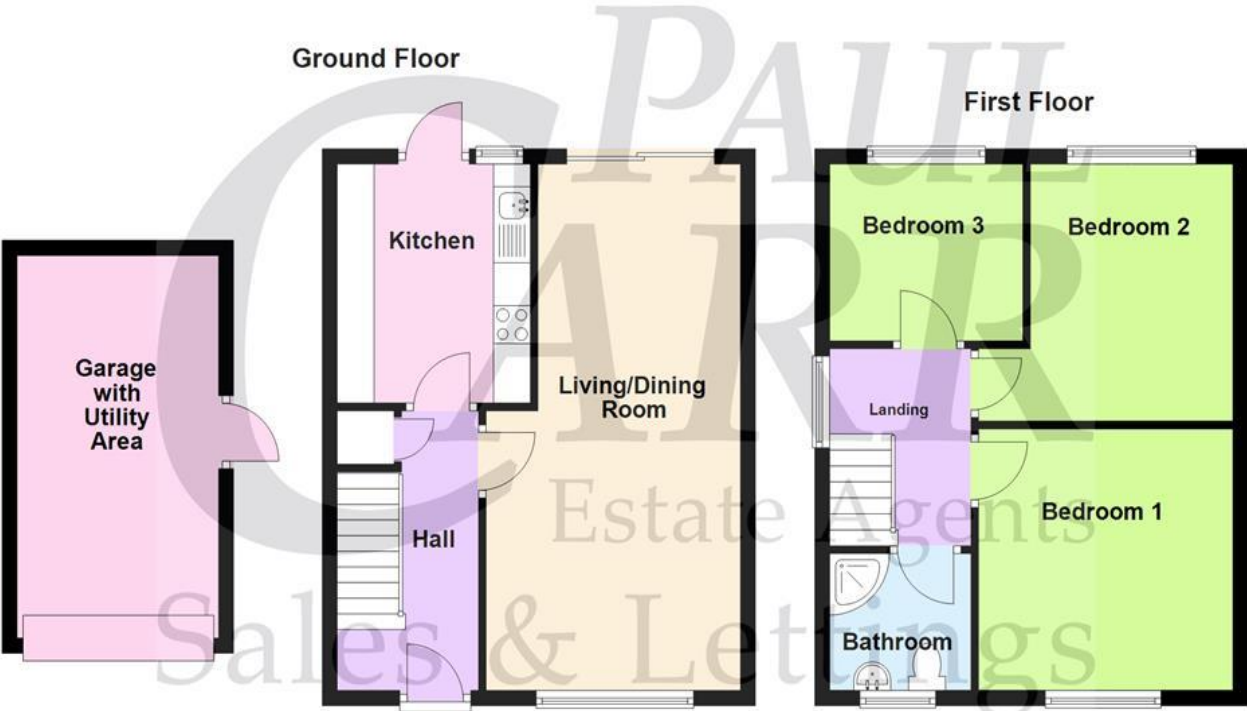
Garage with Utility Area





Floor Plan

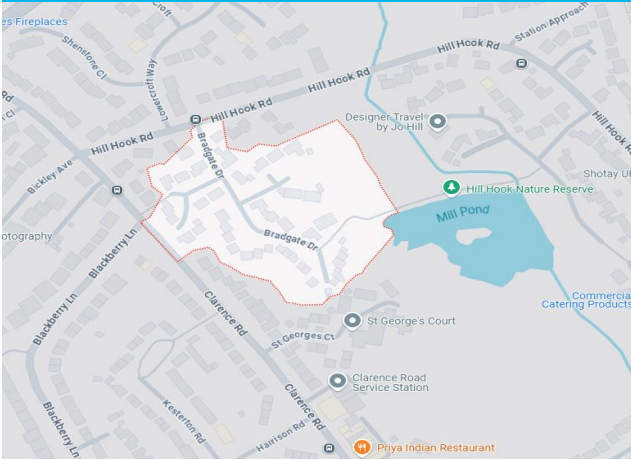
This floor plan is not drawn to scale and is for illustration purposes only

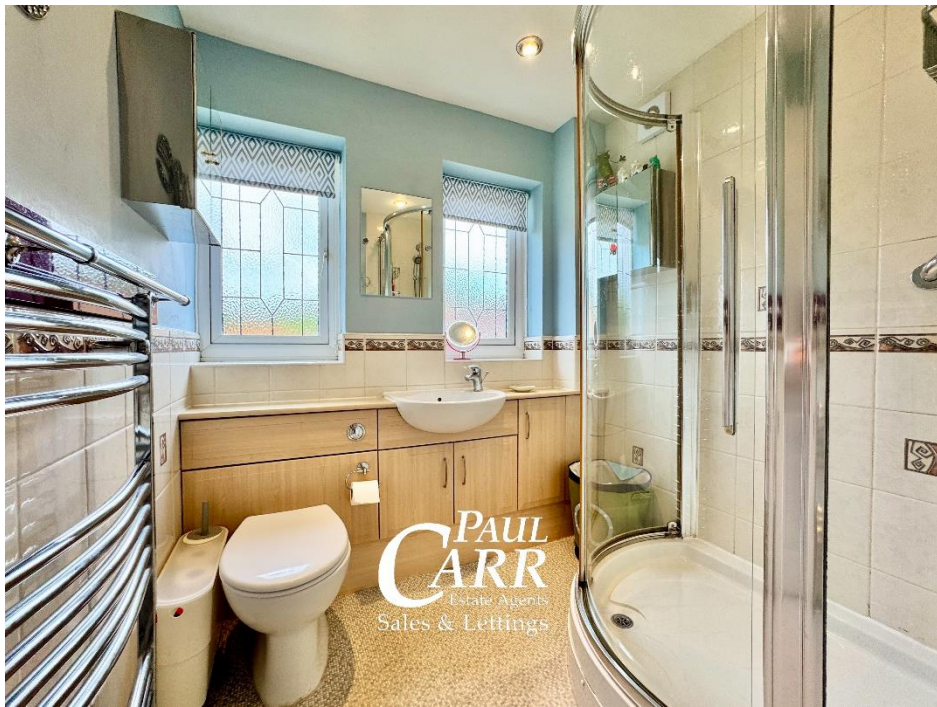


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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