



This deceptively spacious and well arranged three story town home resides in the ever popular Harvest Fields Development. Tastefully presented by the current owners, the home provides flexible accommodation that can lend itself to any purchaser. * THREE DOUBLE BEDROOMS * LOUNGE * CONSERVATORY * KITCHEN * BATHROOM * EN-SUITE SHOWER ROOM * GUEST W.C * GARAGE * PRIVATE GARDEN * DRIVEWAY

Weeford Dell 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.

ADDITIONAL INFORMATION

Council Tax Band: We can confirm the Council Tax Band is payable to Birmingham City Council.

Services Connected: Gas, Water, Electric and Drainage

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

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living Room 4.62m (15'2") max x 3.94m (12'11")

Kitchen 3.61m (11'10") x 1.85m (6'1")

Conservatory

WC

Garage

Landing

Bathroom

Bedroom 2 12' 1" x 10' 10" (3.68m x 3.30m)

Bedroom 3 12' 1" x 10' 6" (3.69m x 3.23m)

Landing

Bedroom 1 14' 4" x 12' 10" (4.37m x 3.91m)

Dressing Area 2.82m (9'3") x 1.24m (4'1")

Bathroom





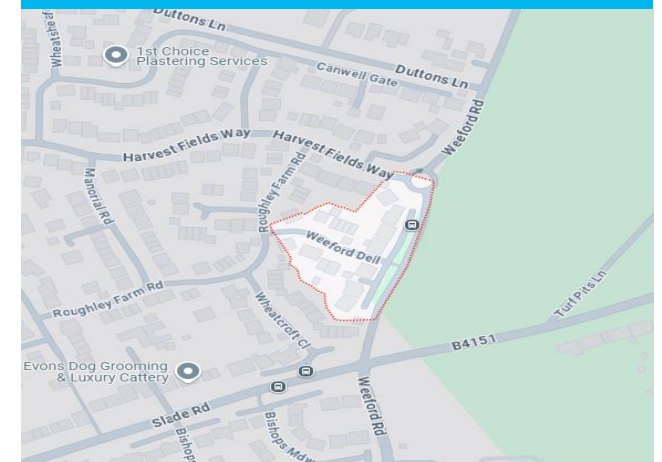
Floor Plan

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

Energy Performance Rating



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: