



FOREVER HOME!...This outstanding four bedroom detached home boasts a striking position with a beautifully maintained frontage that will leave you impressed at first glance. Finished to a chic and contemporary standard, this home is ready to move into and enjoy — a truly exceptional property designed for both elegance and ease of living.

Step into a welcoming hallway that flows into a selection of spacious reception rooms, all featuring premium Amtico flooring. The living room, complete with a charming fireplace, creates a cosy yet sophisticated atmosphere. A dining room, perfect for formal meals, a versatile games room/snug, and a dedicated home office provide ample space for family life, entertaining, and working from home.

At the heart of the home is a sleek, modern kitchen with a central island, perfectly complemented by a utility room and direct access to the double garage. The large landing upstairs enhances the open, airy feel of the home.

Upstairs offers four generous double bedrooms. Bedroom one features a private ensuite and a stylish dressing area. Bedroom two also benefits from its own ensuite, ideal for guests or older children. Bedrooms three and four share a beautifully designed family bathroom complete with a bathtub and separate shower.

To the fore the driveway provides ample off road parking and to the rear, the rear garden boasts multiple patio areas, perfect for soaking up the sun and enjoying those holiday vibes right at home. There is an array of shops, bistros, restaurants, bars, doctors surgeries, dental practices and hairdressers, all within walking distance of Mere Green and the desirable Mulberry Walk, shopping development. The property is located within easy access to Sutton Coldfield, Lichfield, Birmingham and Tamworth and there is A38, M42, M6 toll and the A5 all within 3mile radius.3mile radius.

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

or via Fouroaks@paulcarrestateagents.co.uk



Agents
& Lettings

Hall

Living Room 5.23m (17'2") x 3.56m (11'8")

Dining Room 3.76m (12'4") x 3.12m (10'3")

Snug 3.25m (10'8") x 3.12m (10'3")

Office 2.69m (8'10") x 2.44m (8')

Kitchen 5.74m (18'10") x 3.76m (12'4")

Utility 2.97m (9'9") x 1.60m (5'3")

WC

Garage

Landing

Bedroom 1 3.56m (11'8") x 3.45m (11'4") plus 0.14m (0'6")
x 0.14m (0'6")

En-suite

Dressing Area 2.12m (6'11") x 1.17m (3'10")

Bedroom 2 3.30m (10'10") x 3.11m (10'2")

En-suite

Bedroom 3 3.58m (11'9") x 2.92m (9'7")

Bedroom 4 3.00m (9'10") x 2.00m (6'7")

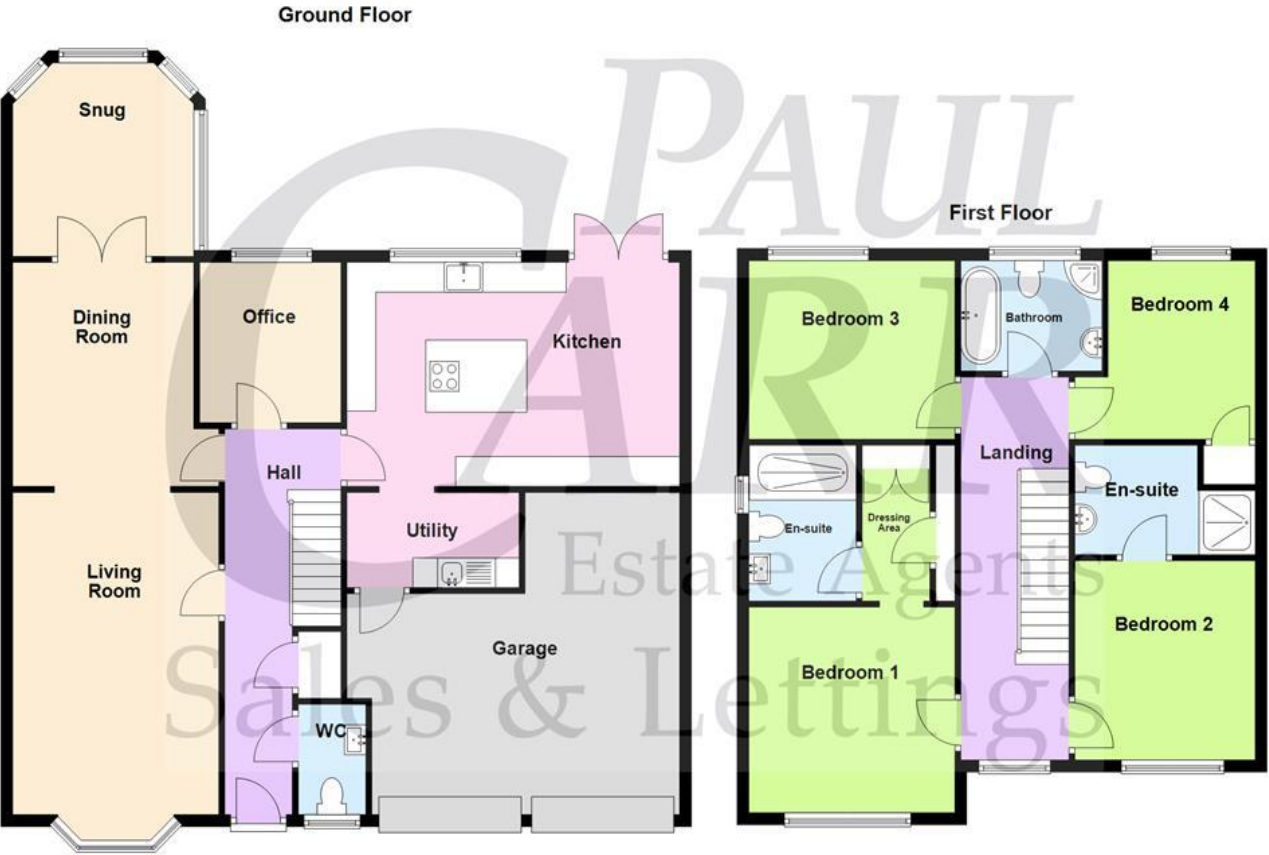
Bathroom





Floor Plan

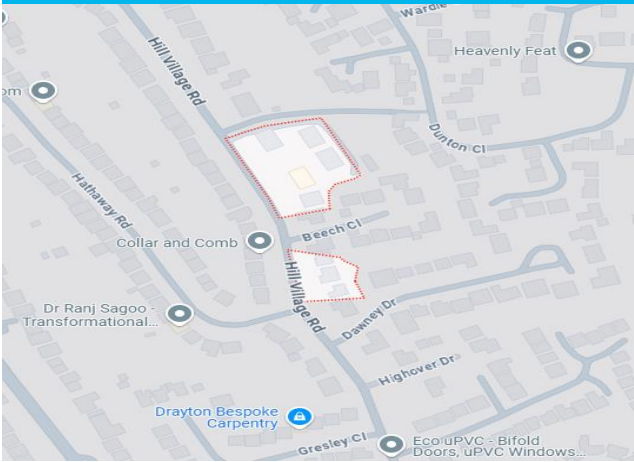
This floor plan is not drawn to scale and is for illustration purposes only

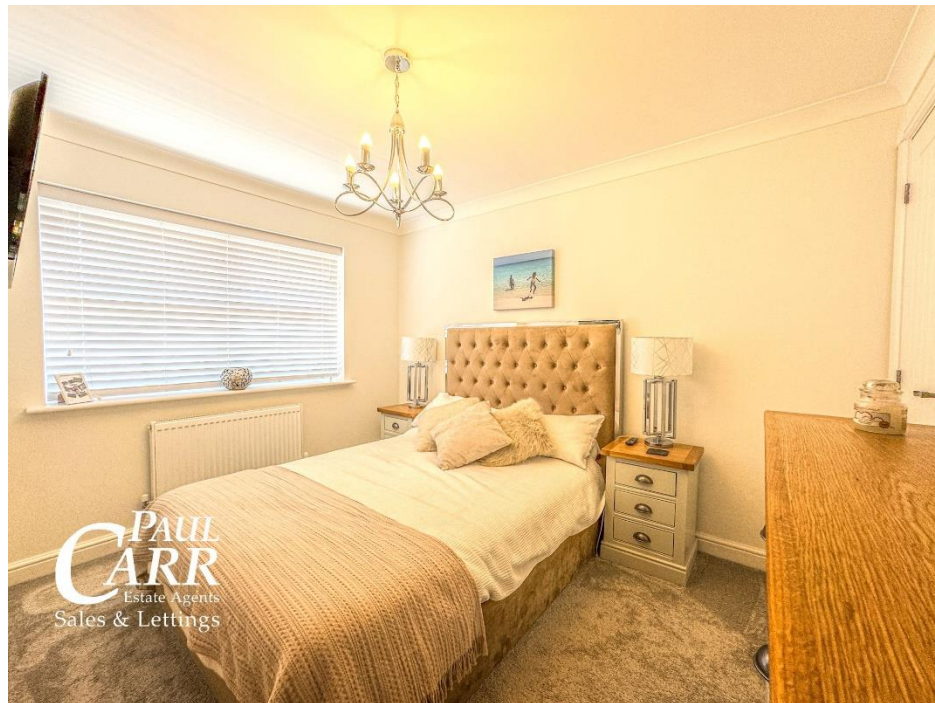


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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.

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