



Belwell Lane, Four Oaks,
Sutton Coldfield, B74 4TR

£395,000

Step through the front door of this immaculate modern terraced cottage, and you're immediately welcomed by a sense of calm — a fresh, inviting atmosphere that feels like home from the moment you enter.

The living room draws you in with soft natural light pouring through double doors. The fireplace flickers gently, casting a warm glow over the soft tones and flawless finish. It's the kind of space that makes you want to curl up with a book or share a glass of wine on a quiet evening. Beyond the double doors lies a well fitted breakfast kitchen, with plenty of room to linger over morning coffee as sunlight filters in.

Just off the hallway on the ground floor is a generously sized bedroom, airy and serene, complete with a private shower — perfect for guests or anyone who appreciates the ease of single-level living. A convenient WC completes the ground floor accommodation.

Upstairs, two more generous bedrooms await, each one pristine and peaceful, dressed in soft hues and gentle light. But it's the bathroom that truly steals the show — gorgeous and indulgent, with a classic roll-top bath positioned just in front of the window, where you can soak in both the view and the bubbles. A separate shower completes the experience, combining practicality with pure luxury.

Step out the back and you'll find a tranquil rear garden, a little haven of green, ideal for slow Sunday mornings or summer evenings under the stars. There's private parking for two cars just beyond, discreetly tucked away so nothing disturbs the sense of retreat.

Belwell Lane enjoys a fantastic location for access to all of the local amenities provided within Mere Green. Within walking distance to Mulberry Walk development boasts cafes, bistros and M&S food hall and local doctors, chemists, hairdressers can all be accessed just a short walk away. Access to Four Oaks Train Station is also accessible on foot and direct routes lead to both Birmingham and Lichfield City Centres. Local schools for all ages are highly regarded and also within close proximity along with the delights of Royal Sutton Park. This cottage doesn't just offer space — it offers sanctuary. A place where everything feels considered, cared for, and simply right.

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 Room

Breakfast Kitchen
4.75m (15'7") x 2.00m (6'7")

WC
2.39m (7'10") x 0.84m (2'9")

Bedroom 3
4.11m (13'6") x 3.00m (9'10")

Shower Room
2.77m (9'1") x 0.88m (2'11")

Landing

Bedroom 1
4.09m (13'5") x 2.87m (9'5")

Bedroom 2
4.47m (14'8") x 4.11m (13'6")

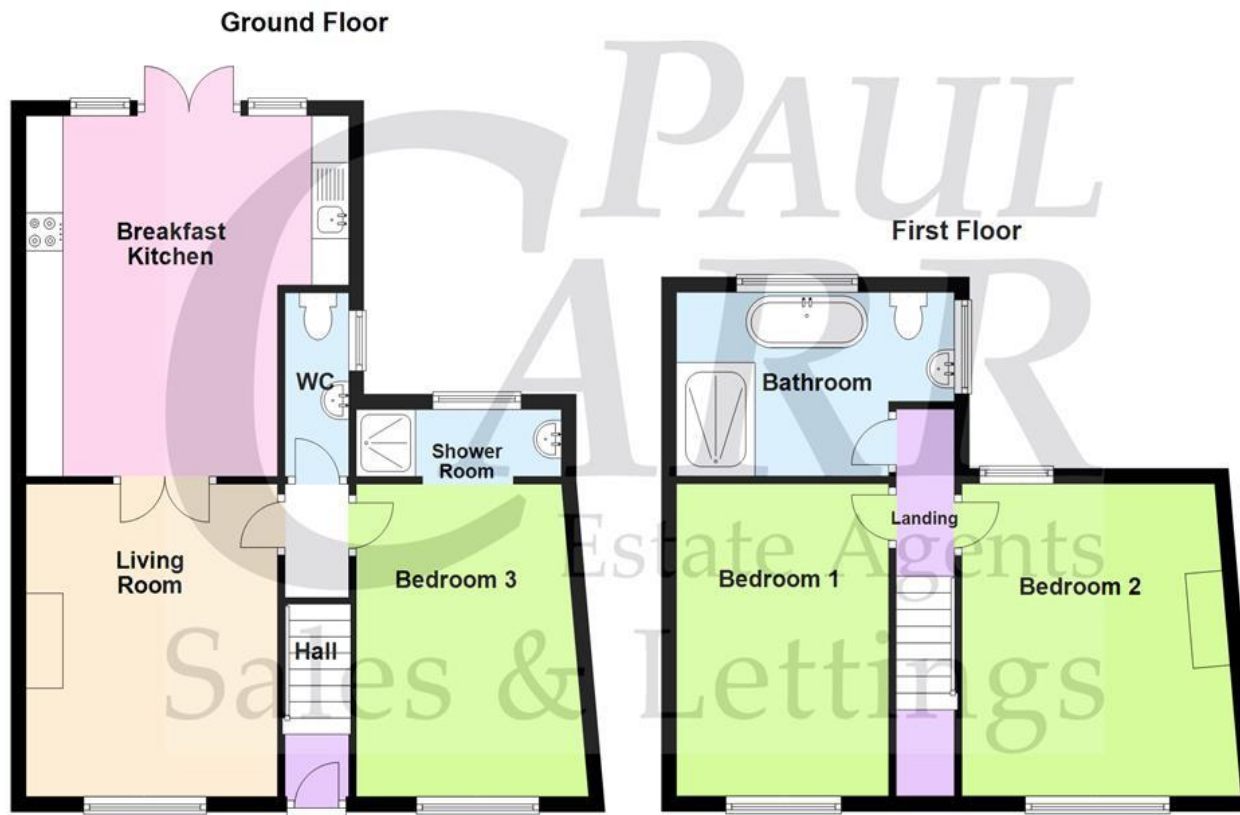
Bathroom
3.76m (12'4") max x 2.42m (7'11")





Floor Plan

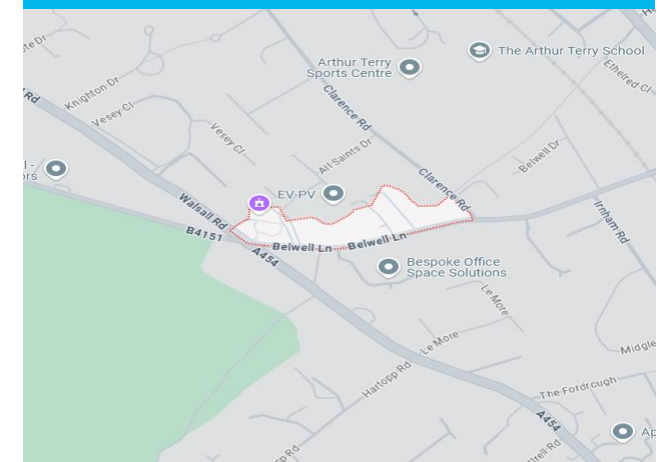
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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