



Worcester Lane, Four Oaks,  
Sutton Coldfield, B75 5NJ

Offers in Excess of £500,000

Spread out over three charmingly layered floors, this house has personality and plenty of room to play.

The ground floor is an open-plan dream: the kitchen with an island (because every good party ends up in the kitchen), flowing into a dining space and a snug complete with a log burner for maximum cozy vibes. There's also a separate living room with a classic bay window—ideal for people-watching or curling up with a book. Need to work from home? There's an office for that. Got laundry? There's a utility room for that too. And yes, there's a WC, because no one wants to trek upstairs.

Up the gorgeous oak banister (which stylishly winds its way through all three floors), you'll find three good-sized bedrooms and a family bathroom on the first floor. Head up again and you're in the top-floor hideaway: a dreamy bedroom with its own ensuite and a Juliette balcony for sipping morning coffee while pretending you're in the French countryside.

Out back, the garden just keeps going—and going. It's long enough for kids, dogs, garden parties, and probably a few secret adventures. The drive to the fore provides plenty off road parking.

With Ofsted Outstanding, Little Sutton Primary just a few minutes walk from your doorstep, the house couldn't be better located for schools, shops and transport links. Nearby Mere Green has a stylish array of same that is not to be missed.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



## Hall

Living Room 3.43m (11'3") x 3.12m (10'3")

Kitchen/Dining 4.50m (14'9") x 3.71m (12'2")

Snug 3.43m (11'3") x 3.07m (10'1")

Office 2.54m (8'4") x 2.06m (6'9")

Utility 2.06m (6'9") max x 1.93m (6'4")

## WC

## Landing

Bedroom 2 3.48m (11'5") x 3.10m (10'2")

Bedroom 3 3.48m (11'5") x 3.15m (10'4")

Bedroom 4 4.60m (15'1") x 2.36m (7'9")

Play Room 3.63m (11'11") x 2.11m (6'11") max

## Bathroom

## Landing

Bedroom 1 4.90m (16'1") x 3.00m (9'10")

## En-suite





# Floor Plan

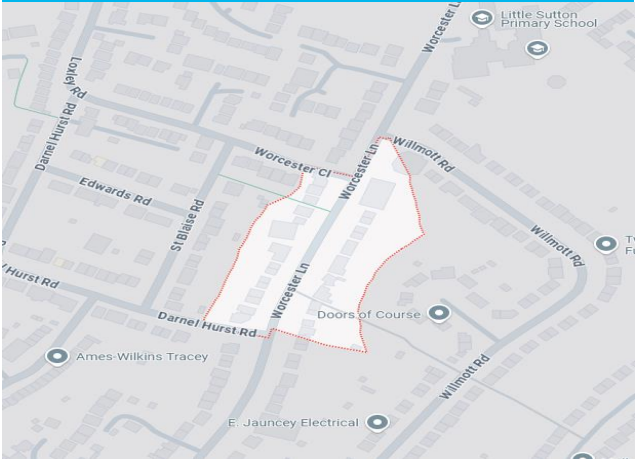
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 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: