



Le More, Four Oaks,
Sutton Coldfield, B74 2XY

£885,000

AN ENVIABLE LOCATION - Tucked away at the end of a peaceful cul-de-sac, this wide and well-loved detached family home offers generous living space, versatile rooms, and stylish finishes throughout.

At the heart of the home is a stunning open-plan kitchen and dining area, complete with a central island and bi-fold doors that open directly onto the garden—perfect for entertaining and everyday family life. There's a bright living room, a separate family room, and a studio room which can be used as desired, providing fantastic flexibility.

A second entrance leads to a unique space that includes a lounge, spice kitchen, bedroom and bathroom offering excellent potential to be used as a self-contained annexe or workspace.

Upstairs, you'll find three well-sized bedrooms. The main bedroom features its own dressing room and a luxurious ensuite, creating a private retreat.

Outside, good sized rear gardens enjoy a high degree of privacy with well-tended lawn, elevated decking with glass ideal for entertaining. To the fore, a large driveway provides excellent off street parking.

Le More is a cul-de-sac located off the prestigious Four Oaks Road in the Royal Town of Sutton Coldfield. Close to local amenities and approximately 1/4 mile walking distance from Sutton Park, a national nature reserve and one of the largest parks in Europe with over 2,400 acres. Local schooling includes Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, and Highclare School.



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Kitchen/Dining/Family Area 5.26m (17'3") x 2.24m (7'4")

Lounge 3.96m (13') x 3.94m (12'11")

Dining Room/Studio Room 3.97m (13') x 3.45m (11'4") max

Bedroom 4 4.24m (13'11") x 3.61m (11'10")

En-suite

Kitchen 4.27m (14') x 2.64m (8'8")

Utility 4.27m (14') x 1.22m (4')

Family Room 4.27m (14') x 3.66m (12')

Hall

Bedroom 5 3.74m (12'3") x 3.31m (10'10")

Bathroom

Landing

Bedroom 1 5.92m (19'5") x 3.15m (10'4")

En-suite

Dressing Room 3.66m (12') x 1.98m (6'6")

Bedroom 2 4.32m (14'2") x 3.73m (12'3")

Bedroom 3 3.93m (12'11") x 3.40m (11'2")

Office 2.87m (9'5") x 1.99m (6'6")

Bathroom





Floor Plan

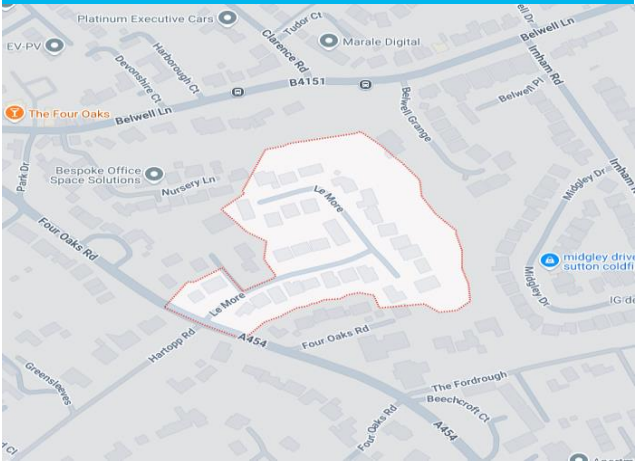
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 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:

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **naea | propertymark**
PROTECTED