



**PAUL
CARR**

Wheatcroft Close, Four Oaks,
Sutton Coldfield, B75 5SU

£370,000

Set at the end of a quiet cul-de-sac, this attractive three-storey home enjoys an enviable position with beautiful countryside views to the front.

The ground floor features a welcoming living room with a fireplace and direct access to the rear garden, creating a seamless connection between indoor and outdoor living. A bright breakfast kitchen with modern shutters provides a practical and sociable space for everyday dining, while a convenient downstairs WC and internal access to the garage complete the layout on this level.

The first floor offers two comfortable bedrooms along with a well-appointed family bathroom, ideal for guests or family members.

The second floor is dedicated to a generous main bedroom suite, which includes its own dressing room and a private bathroom, offering a peaceful retreat.

To the front of the property, there is a driveway providing off-road parking, while the rear garden offers a private and manageable outdoor space to relax or entertain.

Wheatcroft Close 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. 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.

Council Tax Band: We can confirm the Council Tax Band is E 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



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Sales & Lettings

Hall

Living Room 5.47m (17'11") x 2.83m (9'3")

Kitchen 3.61m (11'10") x 1.88m (6'2")

WC

Garage

Landing

Bedroom 1 3.96m (13') x 3.05m (10')

Bedroom 2 3.96m (13') x 3.20m (10'6")

Bathroom

Landing

Bedroom 3 3.76m (12'4") x 2.62m (8'7")

Dressing Area 2.97m (9'9") x 1.24m (4'1")

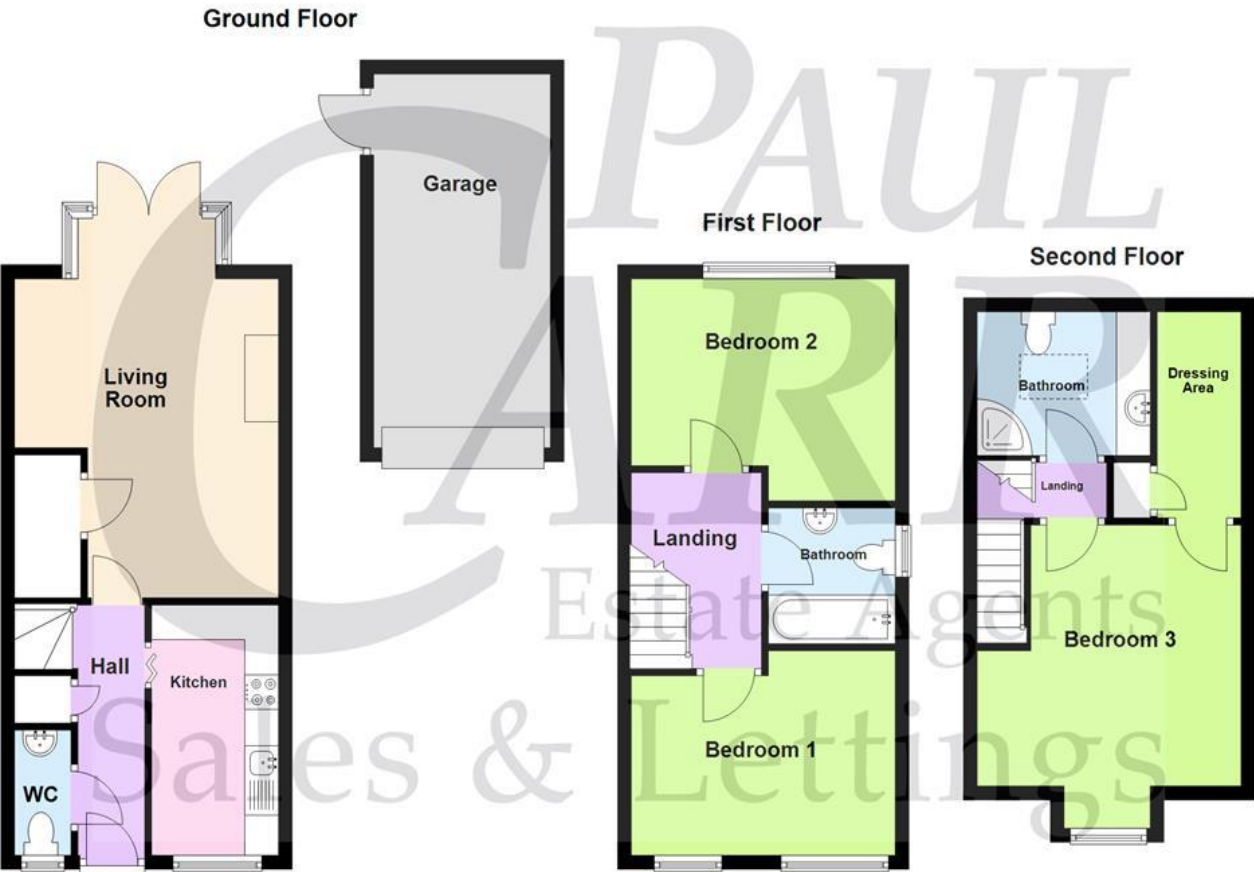
Bathroom





Floor Plan

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

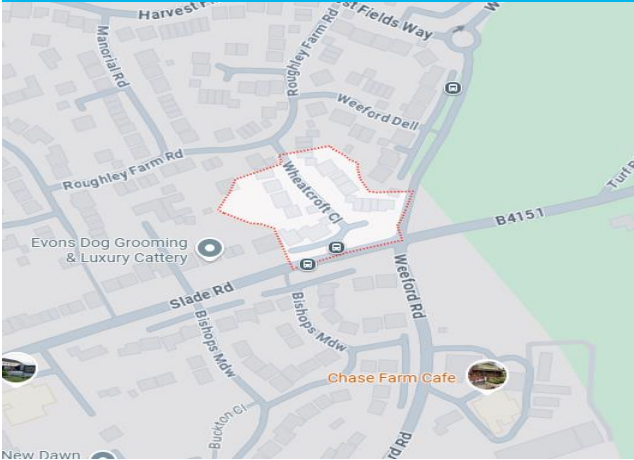


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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: