PAUL CARR Estate Agents Sales & Lettings

Four Oaks 0121 308 3737 Fouroaks@paulcarrestateagents.co.uk

Hayward Road, Four Oaks, Sutton Coldfield, B75 6SG

Guide Price £435,000

Welcome to your next happy place! This detached delight has space in all the right places.

This detached home offers generous living space and a warm, welcoming feel. The large living room provides plenty of room for relaxation, while the open dining/kitchen area is perfect for family meals and entertaining. A bright sunroom, currently used as an office, brings in natural light all year round. Additional ground floor features include a utility room, a WC, and an attached garage for convenience.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

Outside, the stunning rear garden is a true highlight, complete with a charming pergola—ideal for outdoor dining or relaxing in style.

Accessed via Little Sutton Lane within, Mulberry walk is only a short drive away and provides comprehensive shops, restaurants and fine bistro dining. Sutton Coldfield and Four Oaks railway stations are both nearby and provide commuters with ease of access to Birmingham and Lichfield City centres. The area is well served by schools catering for all age groups including highly regarded Primary Schools.

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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Porch

Living Room
5.46m (17'11") x 4.34m (14'3")

Kitchen/Dining
5.38m (17'8") x 3.23m (10'7")

Sun Room

Utility
4.47m (14'8") x 2.64m (8'8")

WC

Garage

Landing

Bedroom 1
4.39m (14'5") x 3.00m (9'10")

Bedroom 2
3.51m (11'6") x 3.38m (11'1") max

Bedroom 3
2.57m (8'5") x 2.31m (7'7")

Bathroom

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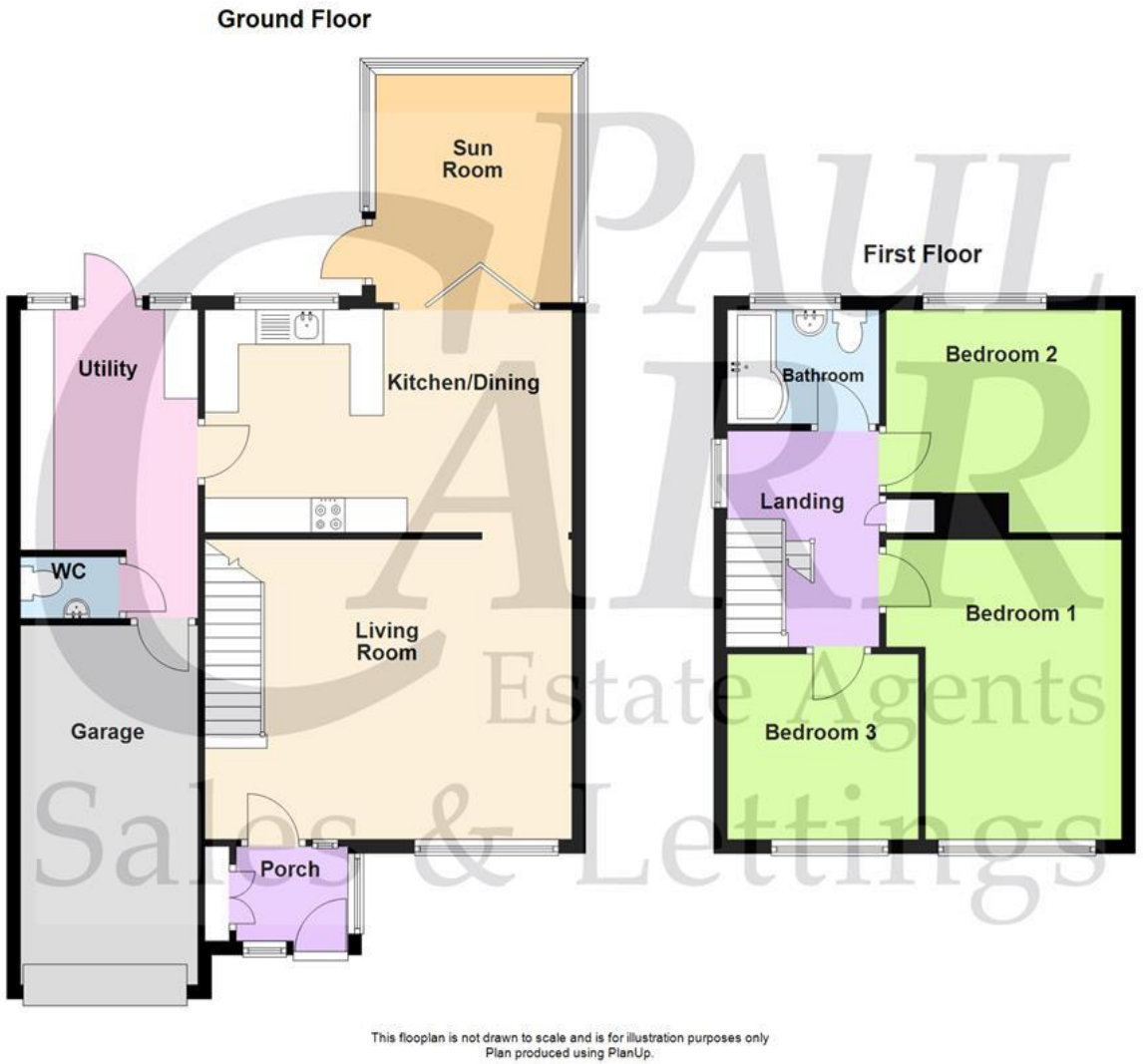
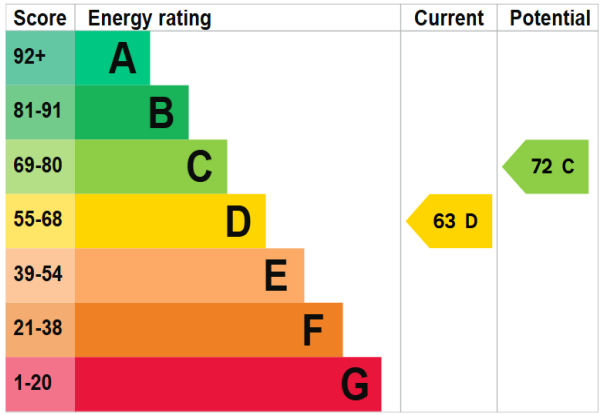
Floor Plan

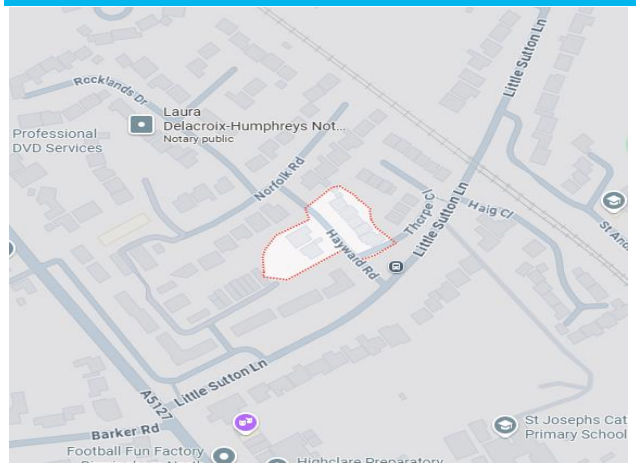
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



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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