



Located on the ever popular Harvest Fields development, this well presented, six bedroom detached family home offers excellent accommodation arranged over three floors, ideal for modern family living and having been improved by the current owners, the home must be viewed to be appreciated.

On the ground floor, you'll find a welcoming living room, a stylish kitchen/diner ideal for entertaining, a separate utility room, and a flexible home office/snug. There is also a convenient WC. Externally, the property benefits from a double detached garage and a driveway.

The first floor hosts four well-proportioned bedrooms and a family bathroom. Bedroom one boasts its own en-suite for added privacy and comfort.

The second floor features two generous bedrooms and an additional bathroom, providing plenty of space for family, guests, or a hobby room.

Outside, the property enjoys a low-maintenance rear garden, perfect for relaxing and easy to keep.

Roughley Fram Road provides ideal for access to desirable Little Sutton Primary school and the popular Harvest Fields community centre which offers a range of activities and classes for all ages, along with the surrounding green and park. 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.

Additional Information

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.

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 4.27m (14') x 4.17m (13'8")

Kitchen/Dining/Family Area 8.41m (27'7") x 2.67m (8'9")

Utility 2.21m (7'3") x 1.60m (5'3")

WC 2.11m (6'11") x 1.12m (3'8")

Snug/Office 2.13m (7') x 1.70m (5'7")

Detached Double Garage

Landing

Bedroom 1 4.27m (14') x 3.30m (10'10")

En-suite

Bedroom 2 3.89m (12'9") x 2.97m (9'9")

Bedroom 3 3.40m (11'2") x 2.77m (9'1")

Bedroom 4 3.05m (10') x 2.01m (6'7")

Bathroom

Landing

Bedroom 5 5.38m (17'8") x 3.00m (9'10")

Bedroom 6 5.26m (17'3") x 3.33m (10'11")

Bathroom 2.13m (7') x 1.31m (4'3")

Eaves





Floor Plan

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

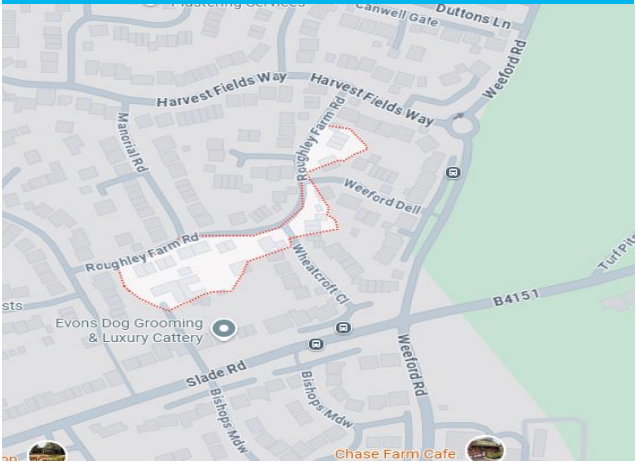


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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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:

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