



Dunton Close, Four Oaks,
Sutton Coldfield, B75 5QD

Offers Over £675,000

A rare opportunity to acquire this beautifully presented detached home, offered to the market by only its second owners.

With undeniable curb appeal, generous proportions, and elegant finishes throughout, this home offers both style and comfort in equal measure.

Upon entering, a grand and spacious hallway sets the tone for the home. The classically styled living room, complete with a striking brick inglenook fireplace, flows effortlessly into a formal dining area, creating the ideal setting for both everyday living and sophisticated entertaining. A cosy snug, perfect as a retreat or home office, provides further versatility. At the heart of the home, the bespoke kitchen showcases integrated appliances, a feature brick wall, and a double oven, complemented by a practical utility room and a convenient guest WC.

Upstairs, bedroom one enjoys a contemporary en-suite and elegant fitted wardrobes. Three further well-proportioned bedrooms include a charming front-facing second bedroom, a rear aspect third, and a fourth currently used as a home office. The family bathroom is beautifully appointed with both a bathtub and separate shower.

Externally, the property is enhanced by a detached double garage and a meticulously landscaped rear garden with dedicated seating areas—an idyllic space for outdoor dining and relaxation.

Located on this much sought-after cul de sac, the property is close to Mulberry Walk. There is easy access to Four Oaks Train Station and Butlers Lane Train Station for a regular service to Lichfield and Birmingham Cities and there is an excellent choice of schooling readily available for primary and secondary age groups.

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 5.54m (18'2") x 3.25m (10'8")

Dining Room 3.25m (10'8") x 2.97m (9'9")

Office/Snug 3.00m (9'10") x 2.67m (8'9") max

Kitchen 5.38m (17'8") x 2.97m (9'9") max

Utility 1.95m (6'5") x 1.91m (6'3")

WC

Detached Double Garage

Landing

Bedroom 1 3.61m (11'10") x 2.00m (6'7")

En-suite

Bedroom 2 3.28m (10'9") x 3.23m (10'7")

Bedroom 3 3.59m (11'9") x 3.05m (10')

Bedroom 4 3.38m (11'1") x 2.49m (8'2")

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	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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