



Coburn Drive, Four Oaks,
Sutton Coldfield, B75 5NT

£425,000

This home perfectly balances stylish modern touches with practical family living making it ready to move straight into and enjoy.

The current vendors have lovingly upgraded the property, with the standout feature being the stunning kitchen — a true showstopper, boasting sleek quartz worktops, quality finishes, and a generous pantry. They have enjoyed creating this space so much that they had no plans to move, but with an exciting new venture ahead, they are now ready to pass their much-loved home on to its next owners. The spacious open-plan living and dining room creates a welcoming hub for family life and entertaining. On the ground floor, you'll also find a convenient downstairs bedroom, WC and a storage garage that completes the ground floor accommodation.

Upstairs, there are two well-proportioned double bedrooms along with a versatile single bedroom, currently used as a home office, ideal for modern living. The bathroom with both a shower and bathtub completes the first floor.

The garden has been designed for low maintenance, offering a private outdoor space to relax without the upkeep.

To the front, the property benefits from one of the largest driveways within the cul-de-sac, providing excellent parking space. Local shops are easily accessible with comprehensive amenities.

Four Oaks railway station is also in Mere Green and provides commuters with a regular service to the city centres of Birmingham and Lichfield. The area is well served by schools which cater for all age groups including Moor Hall primary school, Little Sutton primary school and Mere Green school and nursery.

Tenure: We can confirm the property is Freehold.

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



**PAUL
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Porch

Hall

Living/Dining Room 7.82m (25'8") x 2.74m (9')

Kitchen 2.26m (7'5") x 2.00m (6'7")

Pantry 1.54m (5') x 0.72m (2'4")

Inner Hallway

Bedroom 4.55m (14'11") x 2.31m (7'7")

WC

Landing

Bedroom 1 4.24m (13'11") x 2.75m (9')

Bedroom 2 3.51m (11'6") x 2.79m (9'2")

Bedroom 3 2.59m (8'6") max x 2.49m (8'2")

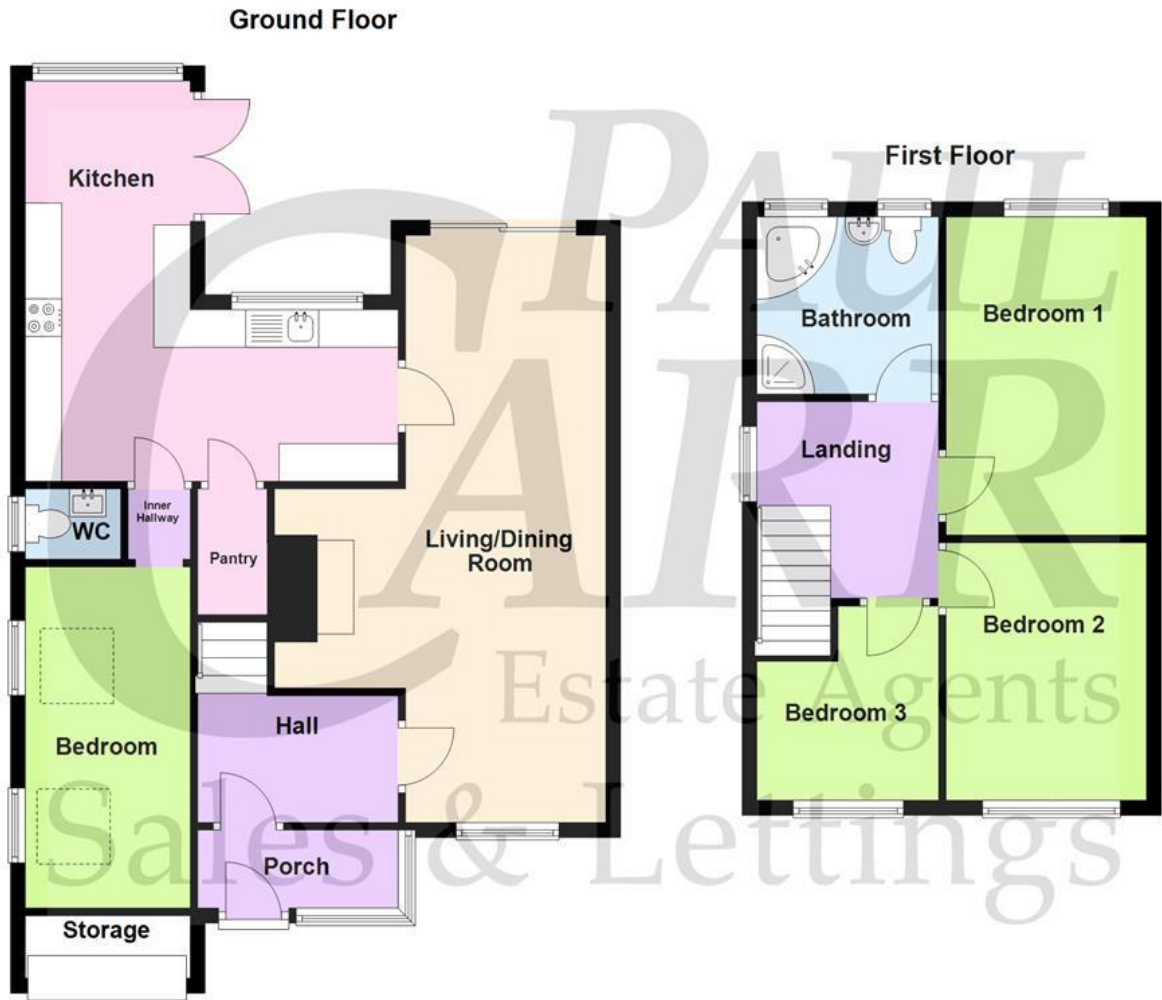
Bathroom





Floor Plan

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

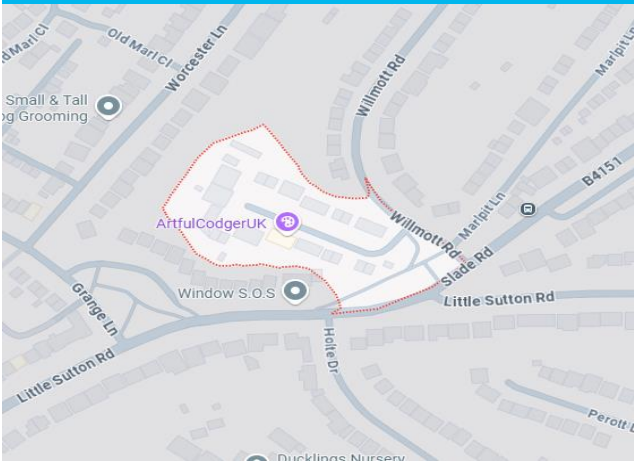


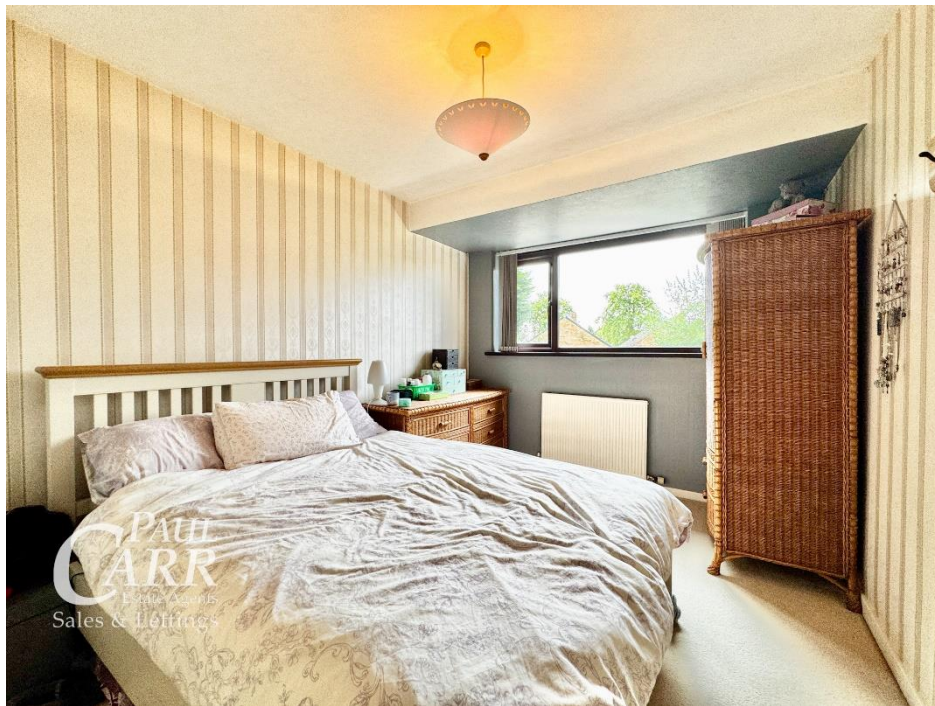
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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: