



Bradgate Drive, Four Oaks,
Sutton Coldfield, B74 4XG

Offers Over £400,000

Calling All Nature Lovers - Set at the end of a peaceful cul-de-sac and directly opposite the beautiful Hill Hook Nature Reserve, this bright and immaculately presented semi-detached home offers both comfort and convenience - ideal home for families, professionals, or downsizers seeking a tranquil setting with easy access to nature.

Inside, the property features a spacious through living and dining room with dual-aspect views, flooding the space with natural light. The well-fitted kitchen adds to the home's practical appeal.

Upstairs, you'll find three generously sized bedrooms, all benefiting from fitted wardrobes, along with a modern family bathroom.

Outside, enjoy a private southwest-facing rear garden – perfect for relaxing or entertaining – and a large driveway leading to a garage, offering ample parking space.

Bradgate Drive approached via Hill Hook Road is ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living/Dining Room
7.09m (23'3") x 3.56m (11'8") max

Kitchen
2.95m (9'8") max x 2.62m (8'7")

Garage

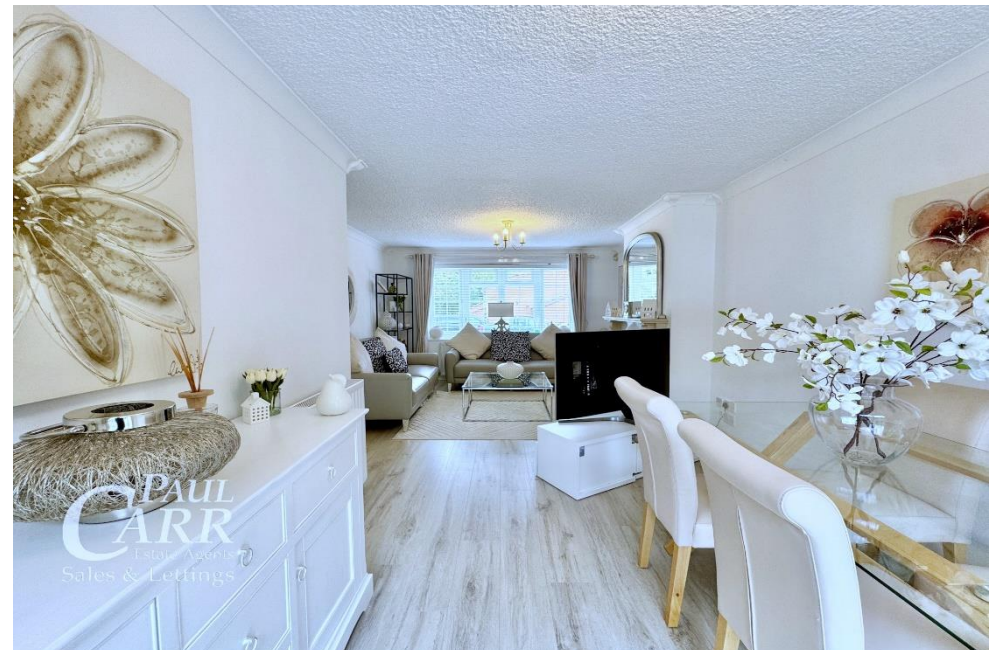
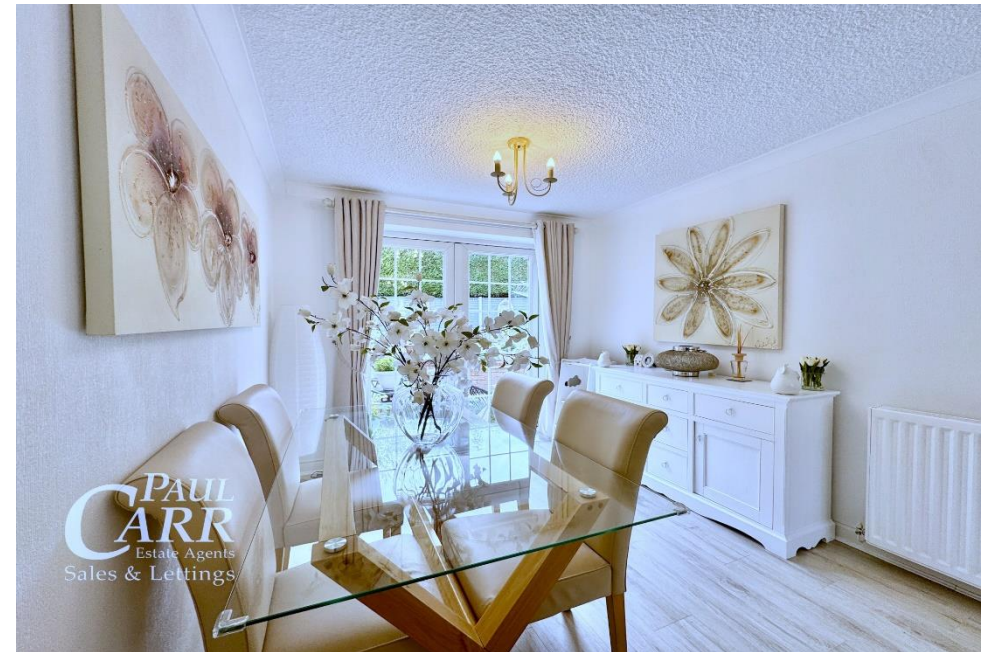
Landing

Bedroom 1
3.84m (12'7") x 2.84m (9'4")

Bedroom 2
3.15m (10'4") x 2.63m (8'7")

Bedroom 3
2.26m (7'5") x 2.08m (6'10")

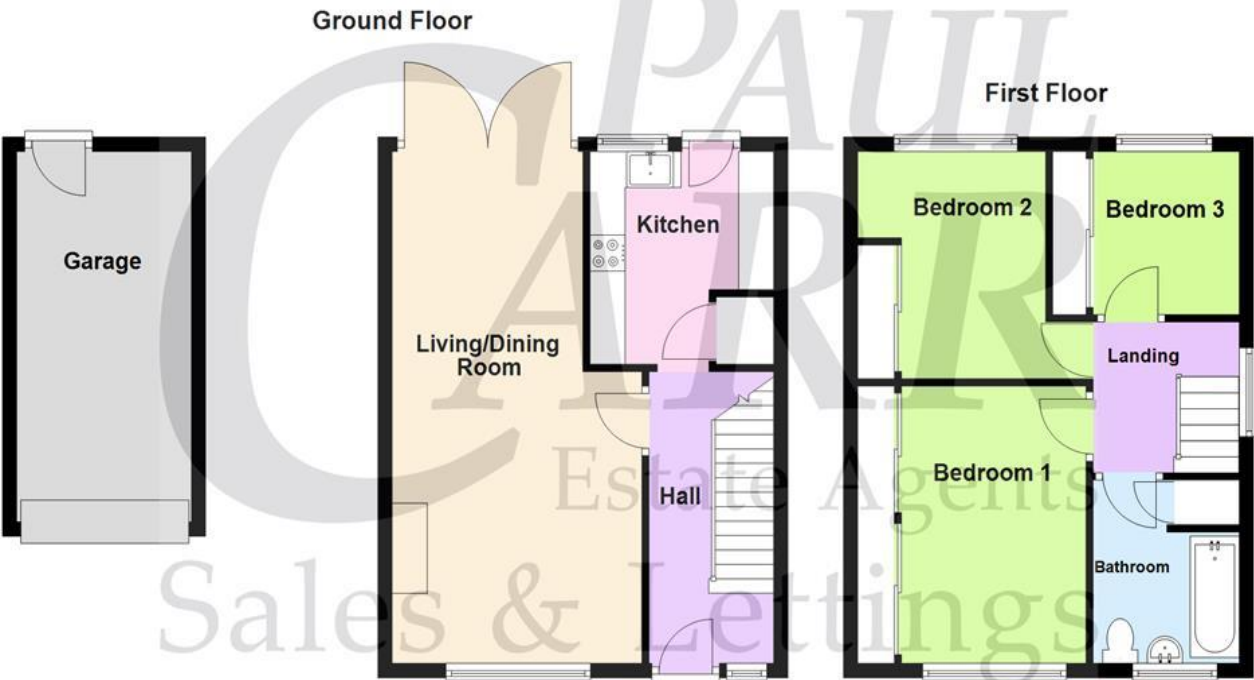
Bathroom





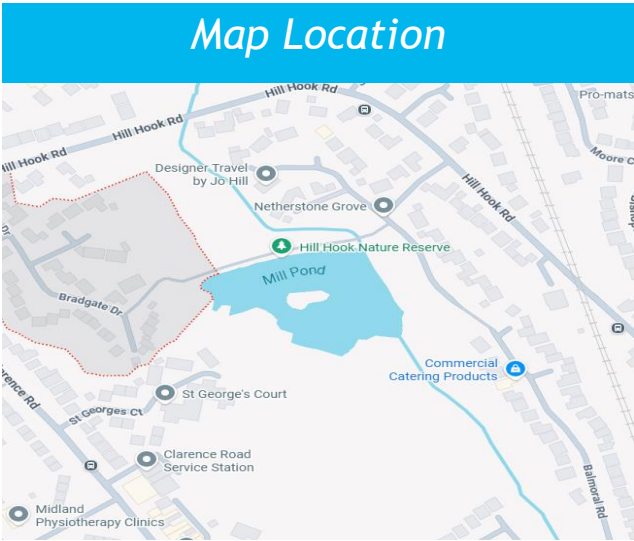
Floor Plan

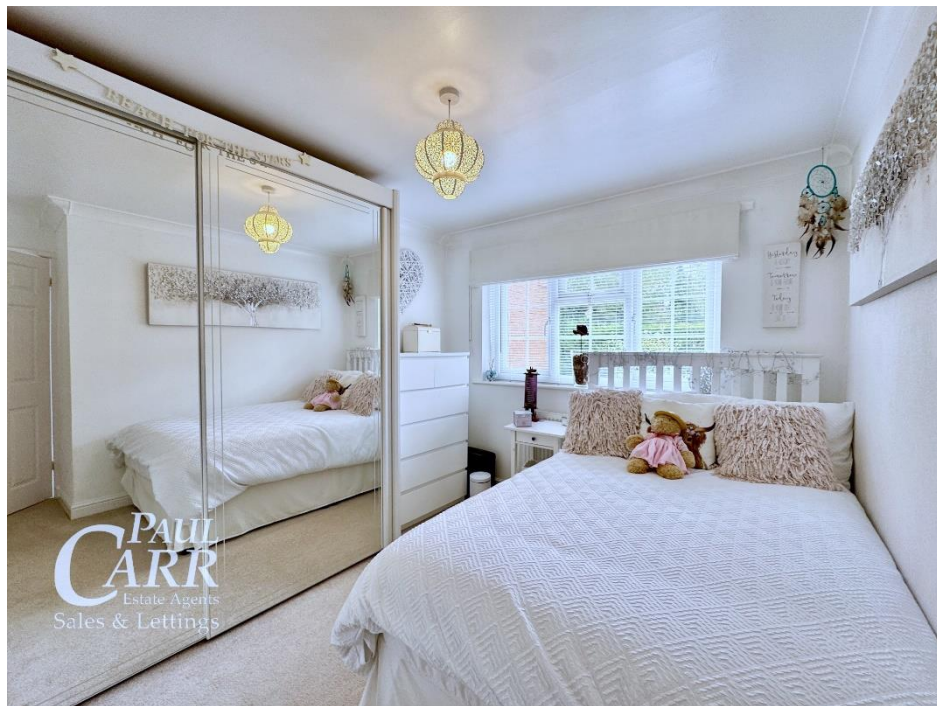
This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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: