



Mere Pool Road, Four Oaks,
Sutton Coldfield, B75 6ND

Offers in Excess of £575,000

Spacious 3-Bedroom Detached Home on a Generous Plot with Garden Room. This is a fantastic opportunity to own a well-maintained home with space, character, and versatility – both inside and out. Set on a wide plot, this attractive detached home offers generous living space, a beautiful garden, and a flexible layout perfect for family life.

The heart of the home is the spacious living/dining room, featuring a charming inglenook fireplace and direct access to the rear garden – ideal for indoor-outdoor living. A well-fitted kitchen offers ample storage and functionality, while the large conservatory provides additional space for relaxing or entertaining all year round.

Upstairs, you'll find three double bedrooms, all bright and well-proportioned. The accommodation is completed by a modern family bathroom and a separate WC.

Outside, the lovely rear garden is a real highlight – a tranquil retreat with mature planting and a versatile garden room, perfect as a teenager's den, home office, or creative studio. If you need off road parking, this house offers it in abundance with a large paved driveway.

Mere Pool Road is a quiet road approached Via Little Sutton Lane and Heath Croft Road. Within close proximity to Mere Green shopping centre which provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining and local convenience shops also easily accessible. The area is well served by well regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham.

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/Dining Room
7.87m (25'10") x 2.00m (6'7")

Kitchen
3.84m (12'7") x 2.97m (9'9")

Conservatory

Garage

WC

Landing

Bedroom 1
3.29m (10'10") x 3.12m (10'3")

Bedroom 2
4.34m (14'3") x 2.77m (9'1")

Bedroom 3
3.73m (12'3") x 2.84m (9'4")

Bathroom

WC





Floor Plan

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

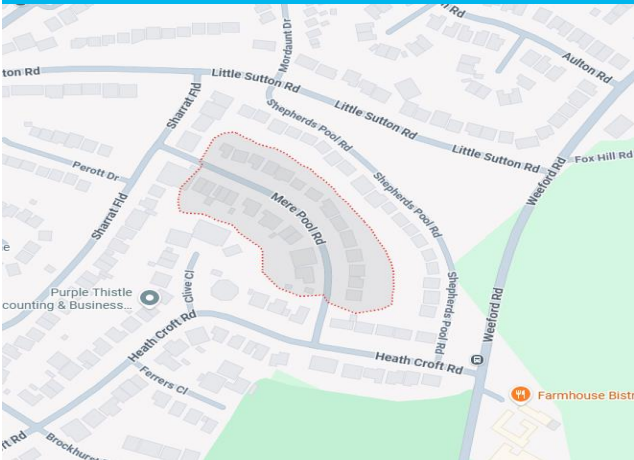


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Plan produced using PlanUp

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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