



This beautifully extended semi-detached home is perfectly situated in a peaceful cul-de-sac, offering both comfort and convenience for modern family living.

Inside, you'll find a spacious living room ideal for relaxing or entertaining, alongside a modern, fully fitted kitchen with ample storage and workspace. The property also benefits from a bright conservatory, providing an inviting space to enjoy the garden views all year round. A versatile dining room offers flexibility — perfect for family meals, a home office, or a playroom, depending on your needs.

Upstairs, the large main bedroom includes fitted wardrobes and a modern ensuite, while bedroom 2 also features fitted wardrobes, offering excellent storage. Bedroom 3 is a good-sized single, again with built-in storage, ideal for a child's room or guest accommodation.

The rear garden is well maintained and enjoys a high degree of privacy, and to the fore the drive enjoys off road parking.

Accessed via Harcourt Drive, Hook Drive provides an ideal location for access to highly regarded local schools, shops and amenities and viewings of this property are highly encouraged in order to fully appreciate the space and fantastic location.

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

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living Room
6.93m (22'9") x 3.23m (10'7")

Conservatory

Kitchen
5.38m (17'8") x 3.35m (11')

Dining Room
4.37m (14'4") x 1.57m (5'2")

Landing

Bedroom 1
5.31m (17'5") x 3.56m (11'8")

En-suite

Bedroom 2
3.48m (11'5") x 2.64m (8'8")

Bedroom 3
1.83m (6') x 1.80m (5'11")

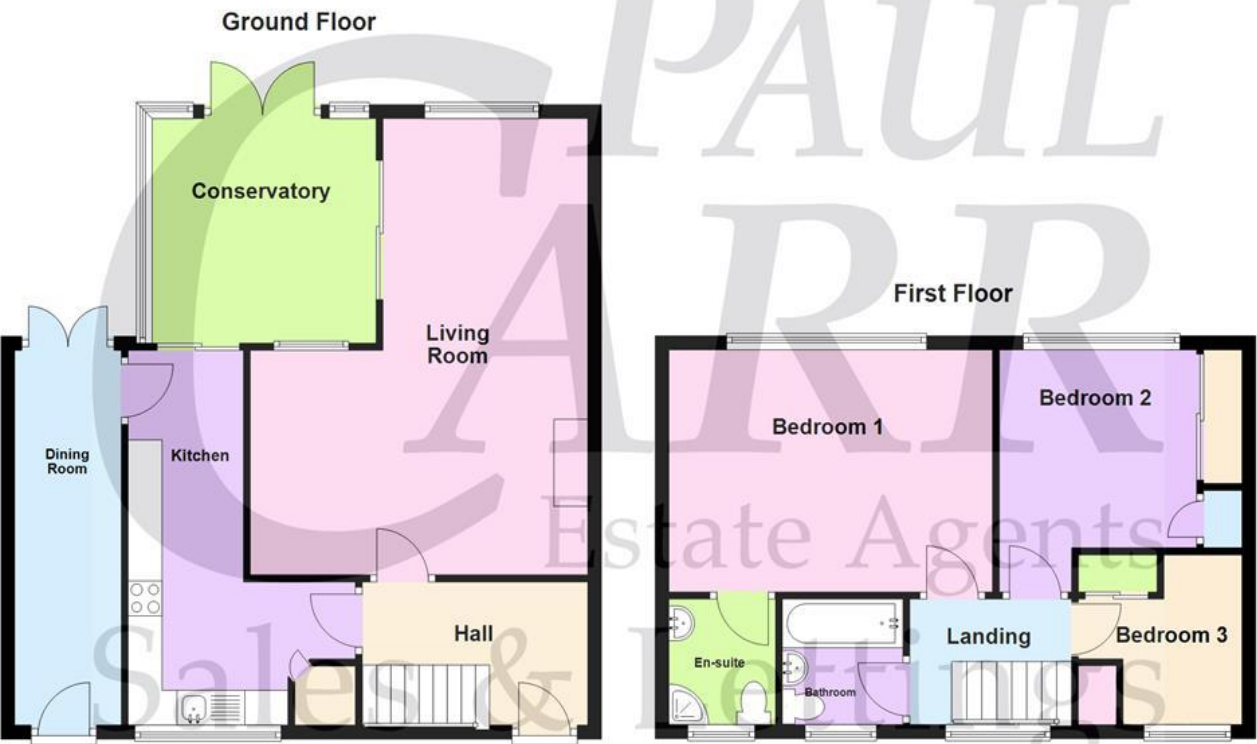
Bathroom





Floor Plan

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

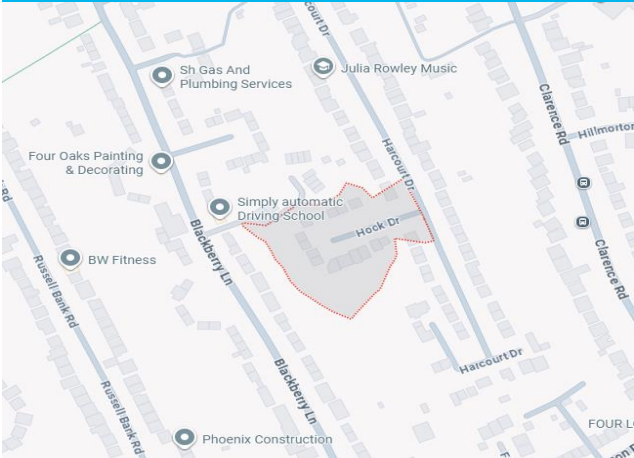


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	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: