



Crofters Lane, Four Oaks,
Sutton Coldfield, B75 5UJ

Offers in the Region Of £520,000

This is a superb family home that combines style, comfort, and practicality and is ready to move straight into. To the front, the inviting living room features a stylish fireplace and elegant glass double doors that open through to the bright kitchen/dining area, creating a perfect flow for family life and entertaining.

The kitchen itself is modern and well-fitted, offering ample storage and worktop space, with a sleek, contemporary design. A convenient ground floor WC and garage complete the downstairs accommodation.

Upstairs, bedroom one enjoys its own en-suite, while bedroom two benefits from dual windows that fill the room with natural light. Bedroom three is a comfortable double, and bedroom four is currently used as a stylish home office. The family bathroom is modern and tastefully finished.

Outside, the property boasts a south-facing garden with two patio areas and artificial grass, offering an attractive, low-maintenance space ideal for relaxing or entertaining. To the fore the drive enjoys off road parking.

Situated on the ever popular Harvest Fields development, this extremely well presented detached family home has been updated by the current owners to provide excellent accommodation within easy reach of highly regarded schools.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.

Services Connected: Gas, water, electric and drainage.

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
4.90m (16'1") x 3.48m (11'5")

Kitchen/Dining Area
5.51m (18'1") x 2.00m (6'7")

WC

Garage

Landing

Bedroom 1
3.53m (11'7") x 3.48m (11'5")

En-suite

Bedroom 2
5.05m (16'7") x 2.44m (8')

Bedroom 3
3.03m (9'11") x 2.87m (9'5")

Bedroom 4
2.46m (8'1") x 2.06m (6'9")

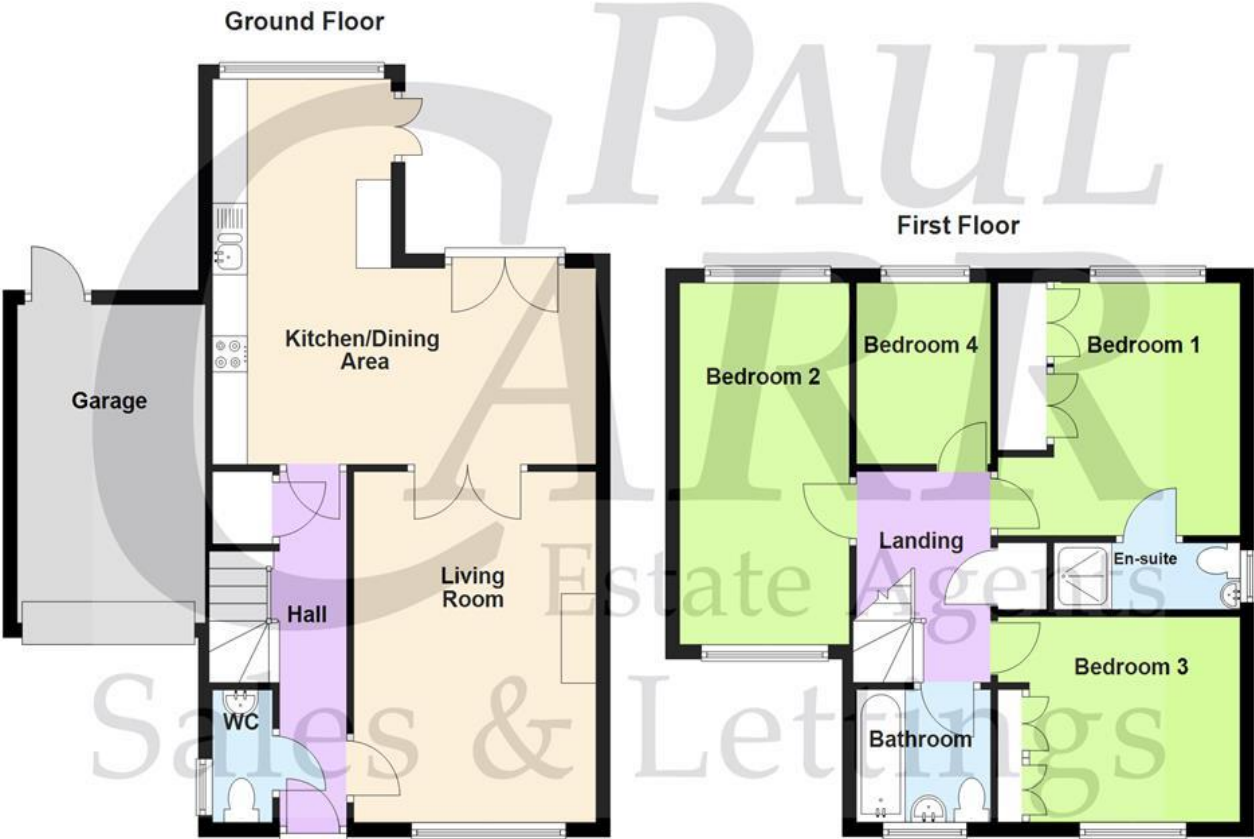
Bathroom





Floor Plan

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

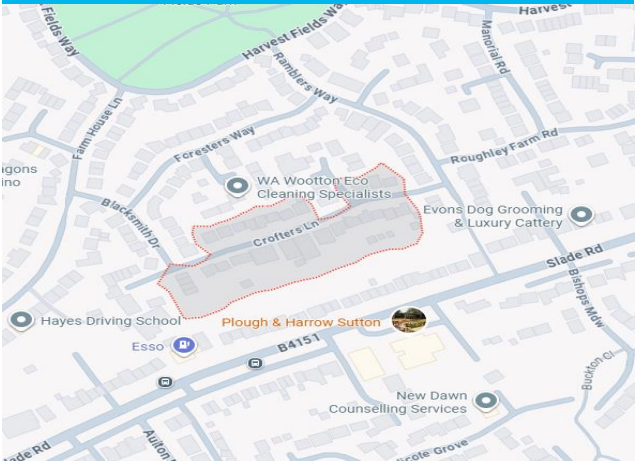


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

PAUL
CARR

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