



Dunton Close, Four Oaks,
Sutton Coldfield, B75 5QD

Offers in Excess of £650,000

This impressive, detached home offers generous living space and a well-designed layout throughout – ideal for family living. Delightfully situated within this quiet and peaceful cul de sac overlooking an open green space. Close to open countryside but within walking distance to the facilities of Mere Green.

Inside, you'll find a spacious living room perfect for relaxing or entertaining, a dedicated dining room, and a bright sunroom that brings in plenty of natural light.

The modern kitchen/diner incorporates a range of Bosch integrated appliances and provides ample workspace. The separate study offers the ideal spot for working from home or quiet reading.

Upstairs, the master bedroom features its own ensuite, and fitted wardrobes, providing comfort and privacy. There are three additional bedrooms, all well-proportioned, one with fitted wardrobe and one with wardrobe cupboard space, along with a family bathroom.

Outside, the property benefits from a well-maintained rear garden, perfect for outdoor dining or leisure. A double garage adds excellent storage or parking space and incorporates a fitted utility area.

Located on this much sought-after cul de sac, the property is close to Mulberry Walk. There is easy access to Four Oaks Train Station and Butlers Lane Train Station for a regular service to Lichfield and Birmingham Cities and there is an excellent choice of schooling readily available for primary and secondary age groups.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room 5.22m (17'2") (19' into the bay window) x
3.53m (11'7")

Dining Room 4.18m (13'9") x 2.94m (9'8")

Sun Room

Kitchen 4.18m (13'9") x 3.13m (10'3")

Study 2.89m (9'6") x 2.41m (7'11")

WC

Garage

Landing

Bedroom 1 4.40m (14' 5") x 3.50m (11' 6")

En-suite

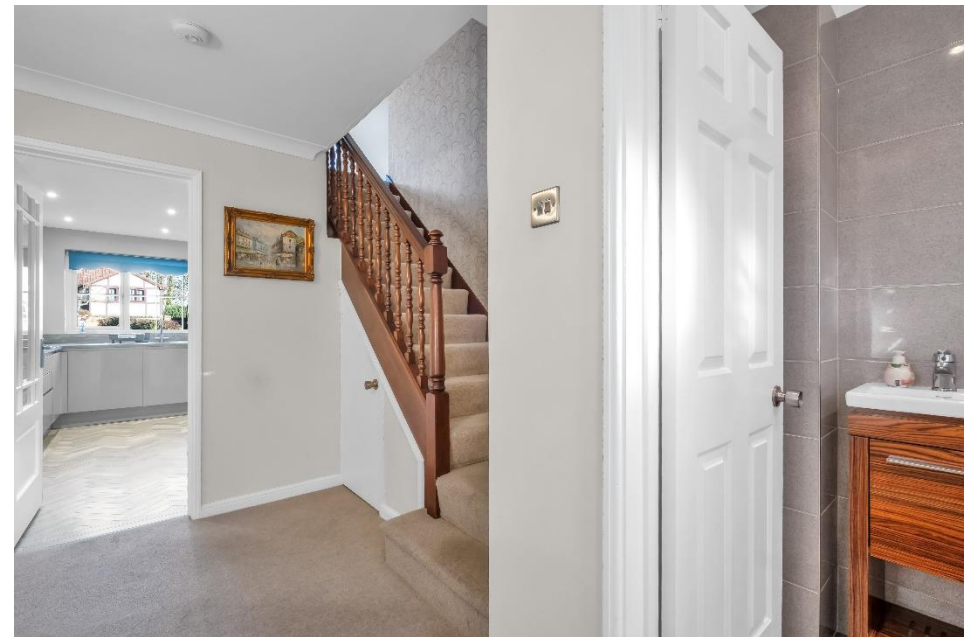
Bedroom 2 3.93m (12'11") x 3.31m (10'10")

Bedroom 3 3.03m (9'11") x 2.46m (8'1")

Bedroom 4 3.31m (10'10") max x 2.46m (8'1")

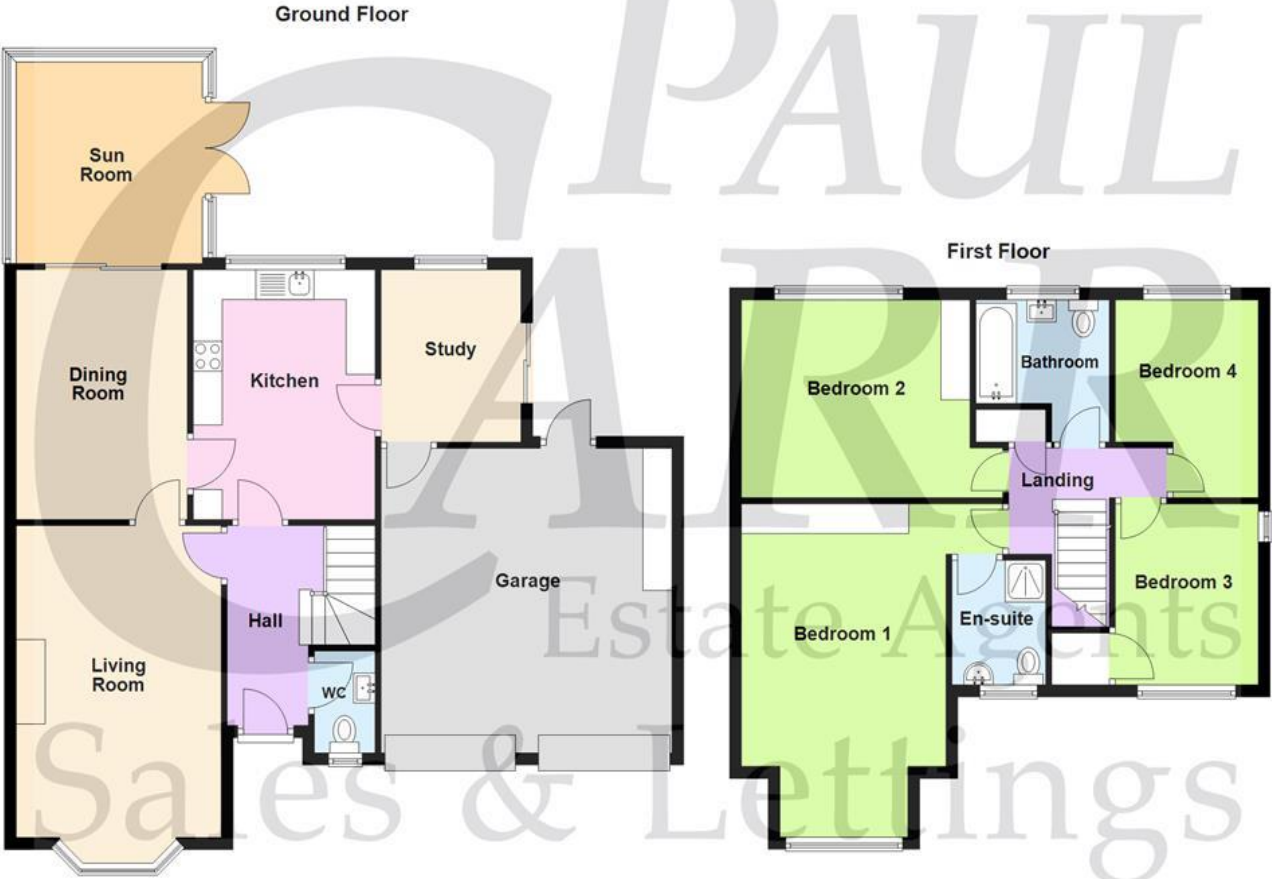
Bathroom





Floor Plan

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

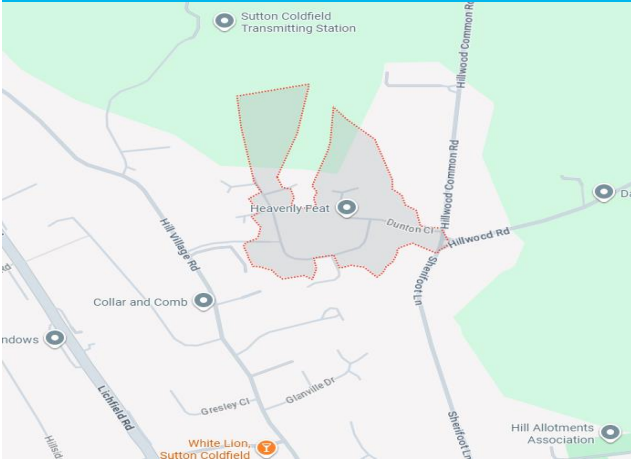


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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.

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