



Shelley Drive, Four Oaks,
Sutton Coldfield, B74 4YD

£575,000

This much-loved detached family home has been owned by the same family for nearly half a century and offers generous, versatile living accommodation throughout. With its excellent proportions, character, this property presents a rare opportunity to acquire a much-loved home with endless potential. The spacious living room provides a welcoming heart to the home — ideal for relaxing with family or entertaining guests.

The kitchen, which opens into a handy utility area, offers excellent functionality and scope for modernisation to suit personal taste. A separate office/study provides the perfect space for home working, while the garden room is a true highlight — featuring a bar area, creating a fantastic setting for socialising or unwinding while enjoying views over the garden. A convenient ground-floor WC completes the downstairs layout.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with ensuite, alongside a stylish wet room serving the remaining bedrooms.

Outside, the property boasts a detached double garage and a well-maintained garden with a pergola offering plenty of space for outdoor living.

Shelley Drive is a fantastic location for access to highly regarded local schools and the nearby Hill Hook Nature Reserve is a perfect spot for walks. Blake Street Train Station is just a short walk away and offers direct routes into Birmingham and Lichfield City Centres and local buses are also accessible on Hill Hook Road.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room 5.46m (17'11") x 3.56m (11'8")

Kitchen 3.89m (12'9") x 3.25m (10'8")

Utility 3.43m (11'3") x 1.52m (5')

Office 3.30m (10'10") x 3.25m (10'8")

Garden Room

WC

Double Garage

Landing

Bedroom 1 3.56m (11'8") x 2.00m (6'7")

En-suite

Bedroom 2 3.43m (11'3") x 3.30m (10'10")

Bedroom 3 3.43m (11'3") max x 3.38m (11'1")

Bedroom 4 2.51m (8'3") x 2.38m (7'10")

Wet Room





Floor Plan

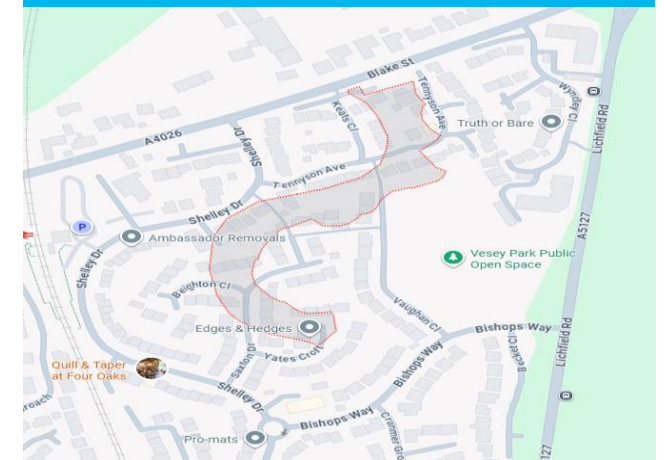
This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating

Map Location







Agent's Note:

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Came on the market: