



Hook Drive, Four Oaks,  
Sutton Coldfield, B74 4LW

**Offers Over £400,000**

This beautifully maintained semi-detached property offers an exceptional blend of classic structure and modern interior design, creating a functional and light-filled space perfect for contemporary living.

Upon entering, you are greeted by a spacious living room where elegant wood flooring spans the area, anchored by a charming fireplace that provides a natural focal point for cozy evenings. The heart of the home lies at the rear, where a spectacular open-plan kitchen/dining area awaits. This area is flooded with natural light, with skylights and striking bifold doors that seamlessly connect the room to the garden. Practicality is also key on the ground floor, which includes a dedicated utility area and a convenient guest WC.

The first floor provides flexible family accommodation with two comfortable double bedrooms. The third bedroom is currently configured as an ideal home office, highlighting the property's adaptability. All rooms share access to a sleek, modern bathroom with underfloor heating finished to a high specification.

Externally, the property benefits from a superb, well-maintained rear garden, offering a private and peaceful space perfect for outdoor entertaining and relaxation.

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](mailto:Fouroaks@paulcarrestateagents.co.uk)





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Hall

Living Room  
9.50m (31'2") x 3.56m (11'8") max

Open Plan Kitchen/Dining  
6.15m (20'2") x 2.69m (8'10")

Utility  
2.36m (7'9") x 1.91m (6'3")

WC  
1.49m (4'11") x 1.30m (4'3")

Landing

Bedroom 1  
3.38m (11'1") x 2.65m (8'8")

Bedroom 2  
3.84m (12'7") max x 3.19m (10'6")

Bedroom 3  
2.52m (8'3") x 2.41m (7'11")

Bathroom  
1.75m (5'9") x 1.23m (4')

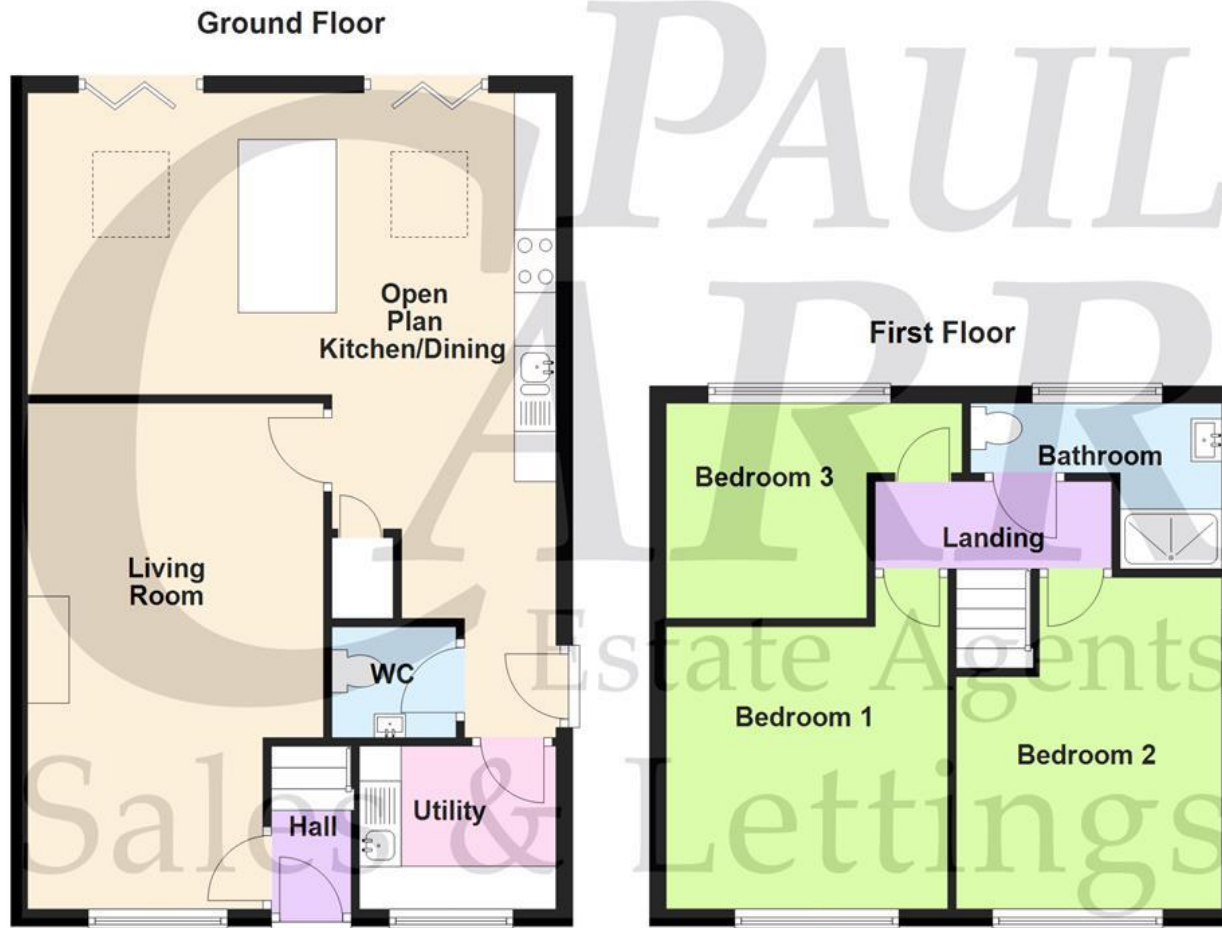






# Floor Plan

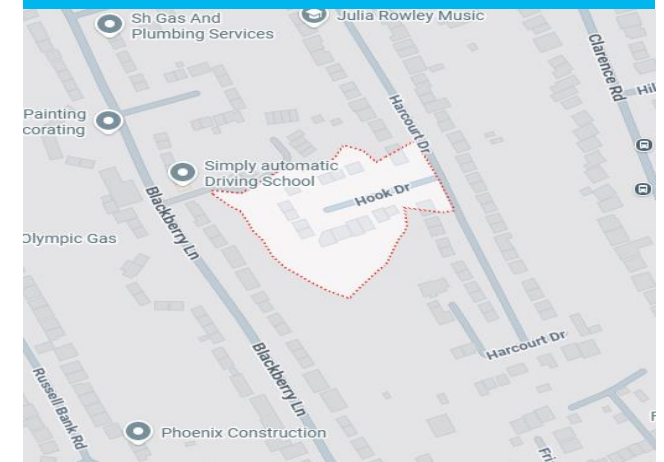
*This floor plan is not drawn to scale and is for illustration purposes only*



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Plan produced using PlanUp.

## Energy Performance Rating

## Map Location











**Agent's Note:**

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