



Nathan Close, Four Oaks,
Sutton Coldfield, B75 6SR

Offers in Excess of £725,000

Tucked away in a quiet cul-de-sac, this much-loved family home has been owned by the same owner for 41 years and is now offered to the market as they relocate. Immaculately presented throughout, the property provides generous and versatile living space, ideal for both family life and entertaining.

On the ground floor, the spacious dual-aspect living room is filled with natural light, complemented by a formal dining room that opens into a bright conservatory enjoying the views of the rear garden. The well-fitted breakfast kitchen offers ample storage and workspace, with a separate utility and convenient WC. A double garage provides excellent parking or storage and can be converted if desired.

Upstairs, Bedroom one boasts a dressing area and a private en-suite. Bedroom two is a generous double overlooking the rear garden, while bedrooms three and four are currently used as a media room and a home office, giving flexibility for modern lifestyles. A large family bathroom completes the first-floor accommodation.

The tranquil rear garden enjoys a high degree of privacy and a patio area to soak up the sun. To the fore the drive provides ample off road parking.

Accessed via Little Sutton Lane within, Mulberry Walk is only a short drive away and provides comprehensive shops, restaurants and fine bistro dining. Sutton Coldfield and Four Oaks railway stations are both nearby and provide commuters with ease of access to Birmingham and Lichfield City centres. The area is well served by schools catering for all age groups including highly regarded Primary Schools.

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

or via Fouroaks@paulcarrestateagents.co.uk



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Porch

Hall

Living Room 7.29m (23'11") x 3.91m (12'10")

Dining Room 3.51m (11'6") x 3.28m (10'9")

Sun Room

Kitchen 4.90m (16'1") x 2.69m (8'10")

Utility 2.90m (9'6") x 1.57m (5'2")

WC

Double Garage

Landing

Bedroom 1 3.94m (12'11") x 3.91m (12'10")

Dressing Area 1.83m (6') x 1.25m (4'1")

En-suite

Bedroom 2 3.33m (10'11") x 2.00m (6'7")

Bedroom 3 3.51m (11'6") x 2.39m (7'10")

Bedroom 4 4.11m (13'6") x 2.69m (8'10") max

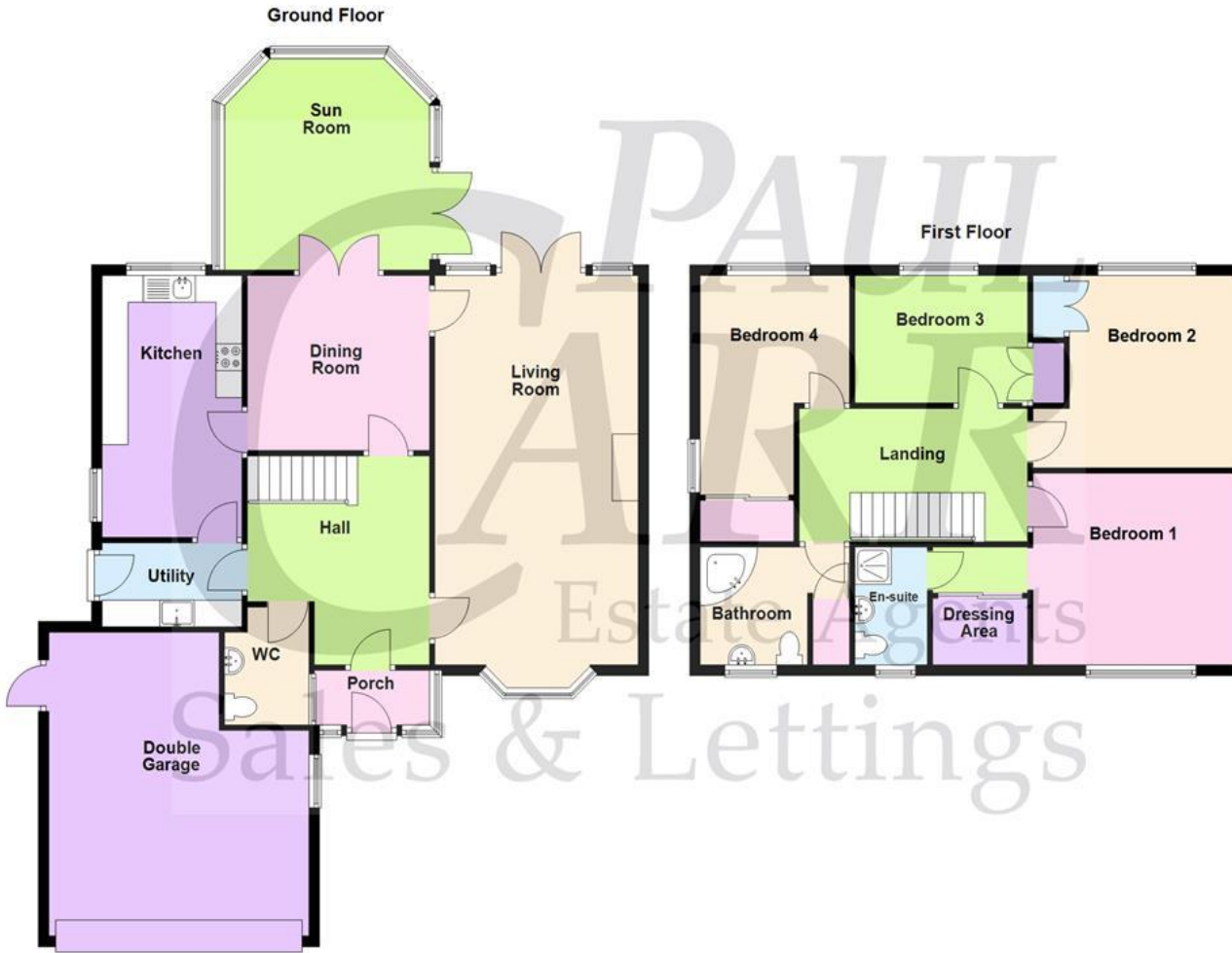
Bathroom





Floor Plan

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

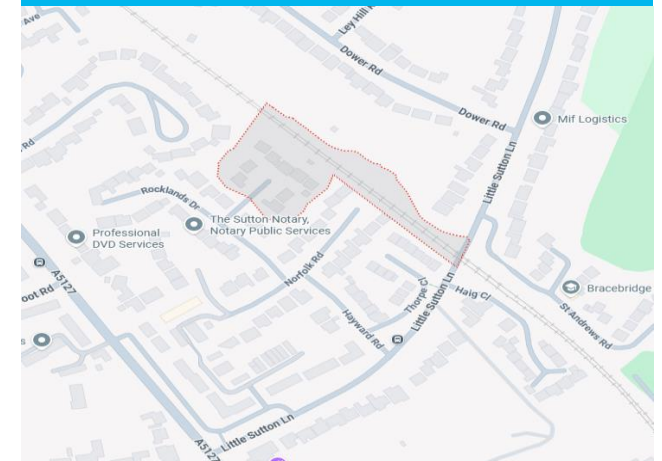


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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