



PAUL
CARR
Estate Agents

Park Drive, Four Oaks
Sutton Coldfield, B74 2YA

Guide Price £600,000

Life at Park Drive is quietly sophisticated - Built in 1809, this delightfully quirky home is brimming with character and stories from centuries past.

Soaring high ceilings and exposed wooden beams give it an unmistakable old-world charm, while the luxury of air conditioning in every room keeps things firmly in the modern age. The living room sits proudly to the fore, setting the tone as you step through the hall and into the heart of the home. The split-level kitchen and dining area adds a playful sense of flow, with sleek, integrated Miele appliances tucked neatly into the design.

There's a flexible office or third bedroom for working or as a guest bedroom (if desired), plus a laundry room with direct access to a charming courtyard—perfect for morning coffee or quiet moments. Two generous double bedrooms come complete with fitted wardrobes, and a well-appointed bathroom serves the home.

A garage and large driveway add everyday practicality, rounding off a house that effortlessly mixes historic soul with modern comfort.

Park Drive enjoys a fantastic location for access to all of the local amenities provided within Mere Green. Within walking distance to Mulberry Walk development boasts cafes, bistros can all be accessed just a short walk away. Access to Four Oaks Train Station is also accessible on foot and direct routes lead to both Birmingham and Lichfield City Centres. Local schools for all ages are highly regarded and also within close proximity along with the delights of Royal Sutton Park.

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

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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Hall

Living Room
3.81m (12'6") x 3.81m (12'6")

Dining Room
3.66m (12') x 3.53m (11'7")

Kitchen
4.06m (13'4") x 2.21m (7'3") max

Shower Room

Vestibule

Office/Bedroom 3
4.24m (13'11") x 2.77m (9'1")

Laundry Room
4.27m (14') x 2.29m (7'6")

Landing

Bedroom 1
4.04m (13'3") x 3.84m (12'7")

Bedroom 2
3.81m (12'6") x 2.94m (9'8")

Bathroom

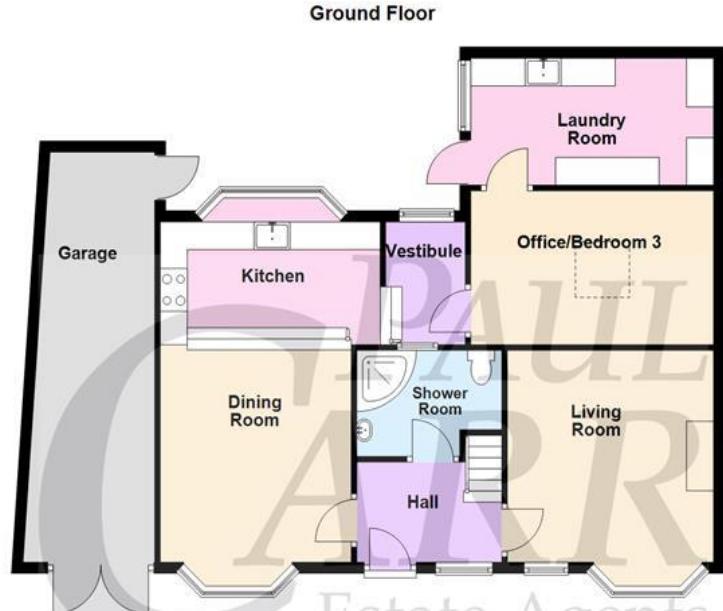
Garage



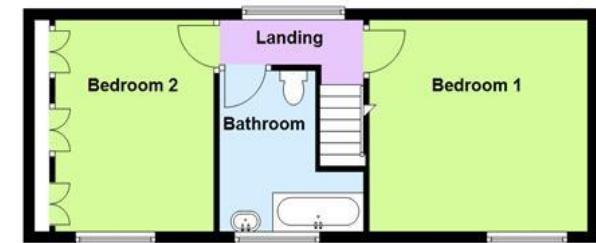


Floor Plan

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



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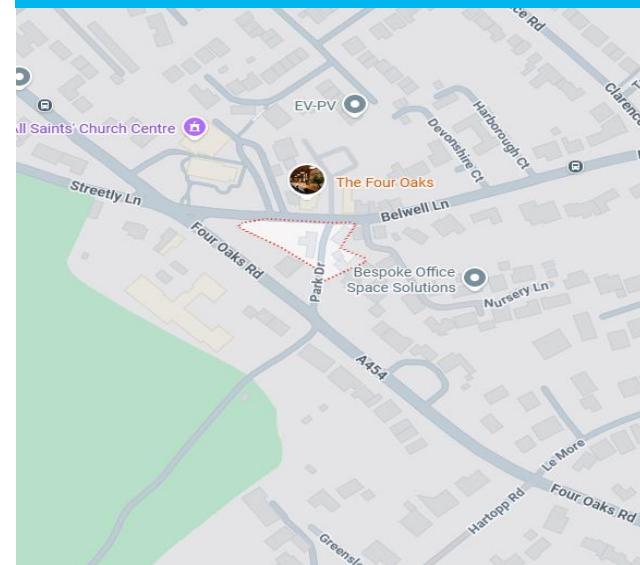


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	36 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. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.