



Glanville Drive, Four Oaks,
Sutton Coldfield, B75 5HW

Offers Over £615,000

Step inside this stylish detached gem and get ready to fall in love. This home is all about comfort, space, and a touch of luxury — It's modern, stylish, and ready to welcome its new owners — could it be you?

At the front, you've got a cosy living room for relaxing nights in. Head to the back and things really open up with a sleek open-plan kitchen and dining space, perfect for hosting friends, cooking or just enjoying family dinners. A laundry room and a storage garage and a handy WC complete the ground floor accommodation.

Upstairs, the roomy landing leads you to four proper double bedrooms and a stylish family bathroom. The main bedroom is already impressive but has even more potential — you could easily add an ensuite if you fancy that little extra luxury.

Outside, the fun continues with a low-maintenance garden featuring Astro turf and a brilliant garden house with electrics. Whether you dream of a home office, gym, bar, or even a secret escape, this space has you covered. And to the fore the drive offers plenty off road parking.

Glanville Drive is accessed off Hill Village Road, an ideal location for access to nearby Arthur Terry Academy and a selection of highly regarded Primary schools. The shops, bars and bistros of nearby Mulberry Walk in Mere Green are also within walking distance and Butlers Lane Train Station has direct links into Birmingham and Lichfield City Centres.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Porch

Living Room

4.98m (16'4") x 3.66m (12')

Open Plan Kitchen/Dining Room

8.91m (29'3") x 4.77m (15'8")

Utility

2.54m (8'4") x 2.46m (8'1")

Garage

Garden Room

Landing

Bedroom 1

3.96m (13') x 3.74m (12'3") max

Bedroom 2

3.23m (10'7") x 3.07m (10'1")

Bedroom 3

2.95m (9'8") x 2.26m (7'5")

Bedroom 4

2.97m (9'9") x 2.09m (6'10")

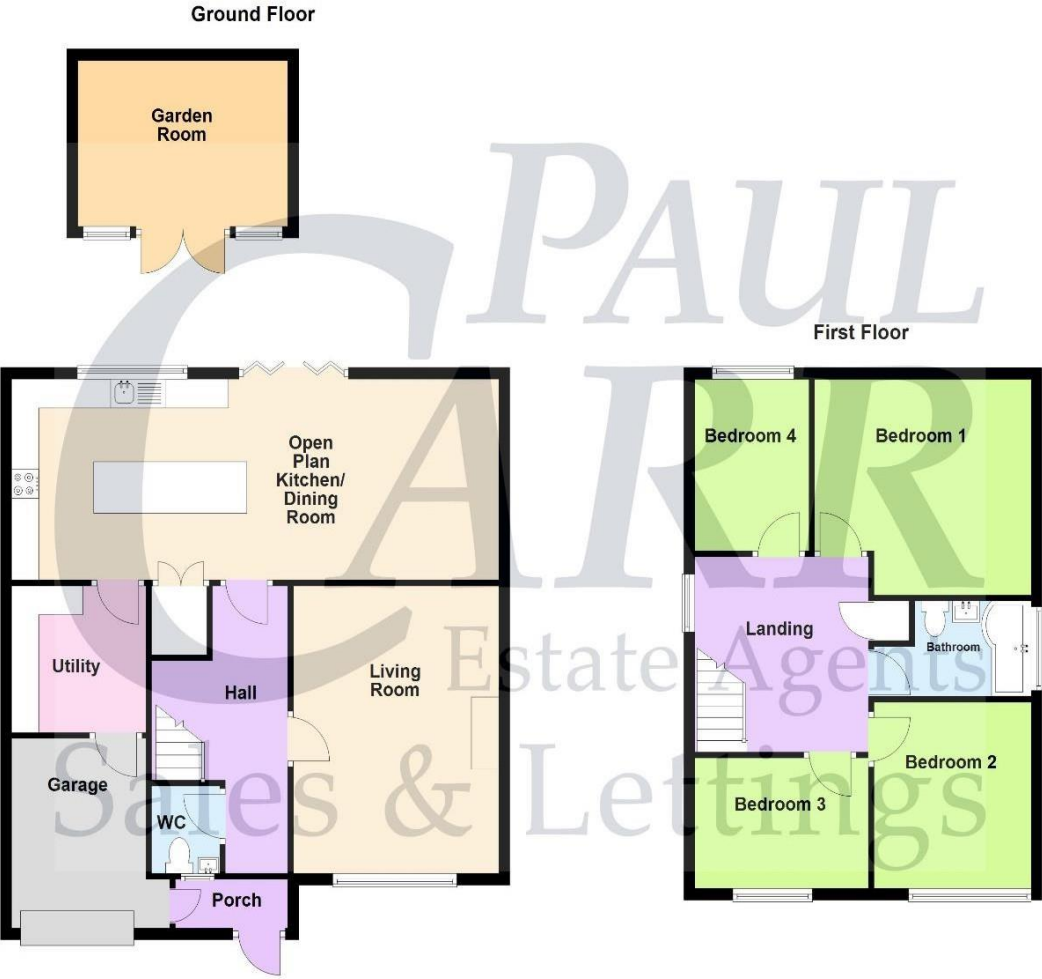
Bathroom





Floor Plan

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

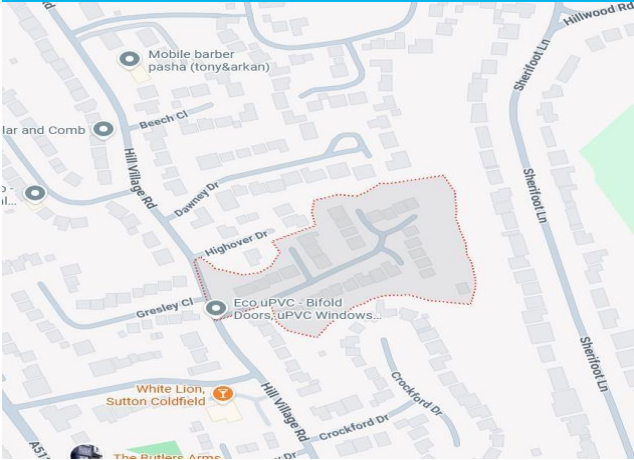


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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. Came on the market: