



This detached home exudes colorful and happy vibes throughout, creating a welcoming and uplifting atmosphere.

The spacious layout begins with a large living room—ideal for relaxing or entertaining—flowing seamlessly into a bright conservatory, perfect for enjoying the garden views year-round. The well-fitted kitchen features modern integrated appliances and opens up to a connected dining room, offering a great space for family meals and gatherings. A garage provides ample storage or parking space.

Upstairs, the primary bedroom boasts its own ensuite for added privacy and comfort. Bedrooms two and three are spacious double rooms, while bedroom four is also a double room that can quickly be adapted into a home office when needed. A well-appointed family bathroom serves the additional bedrooms.

Outside the private rear garden is long and well maintained and enjoys a patio area. To the front the home benefits from an in and out driveway suitable for three cars . An electric car charging point is also installed

Situated within this quiet road yet offering easy access to a host of local amenities, this fantastic family home is within walking distance of highly regarded Primary and Secondary schools alongside local convenience shops and transport links by both bus and train.

Tenure: We can confirm the property is Freehold.

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

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Porch

Living Room
6.17m (20'3") x 3.61m (11'10")

Conservatory

Kitchen
3.25m (10'8") x 3.10m (10'2")

Dining Room
3.05m (10') x 2.97m (9'9")

Garage

Landing

Bedroom 1
4.50m (14'9") x 3.08m (10'1")

En-suite

Bedroom 2
3.45m (11'4") x 3.02m (9'11")

Bedroom 3
3.66m (12') x 3.43m (11'3")

Bedroom 4
2.62m (8'7") x 2.36m (7'9")

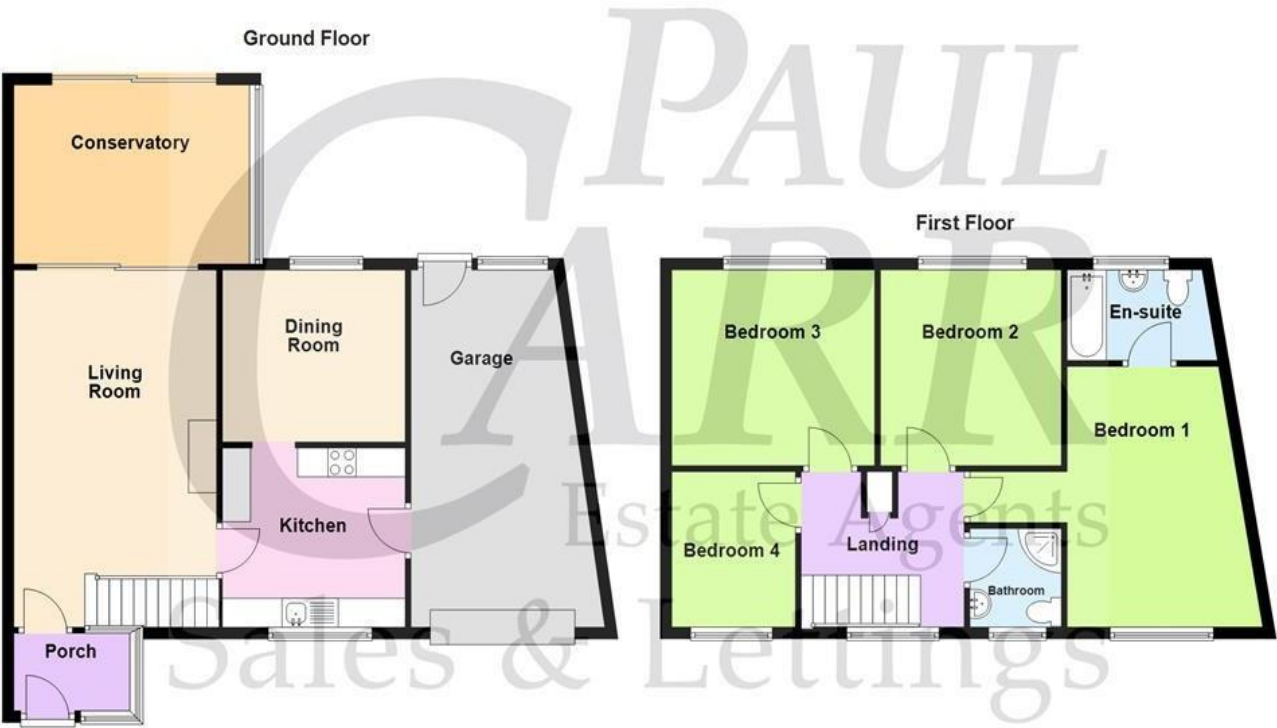
Bathroom





Floor Plan

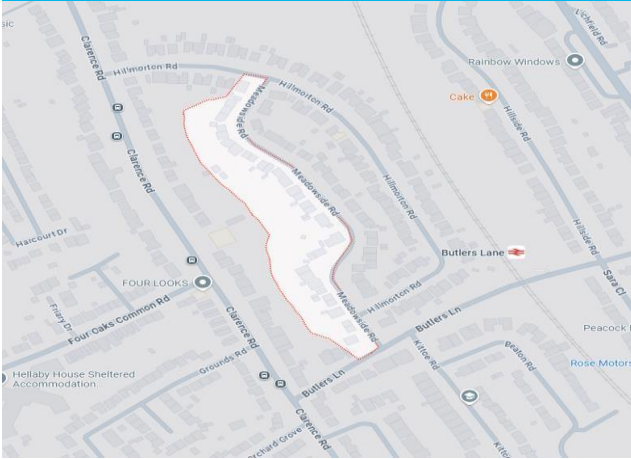
This floor plan is not drawn to scale and is for illustration purposes only

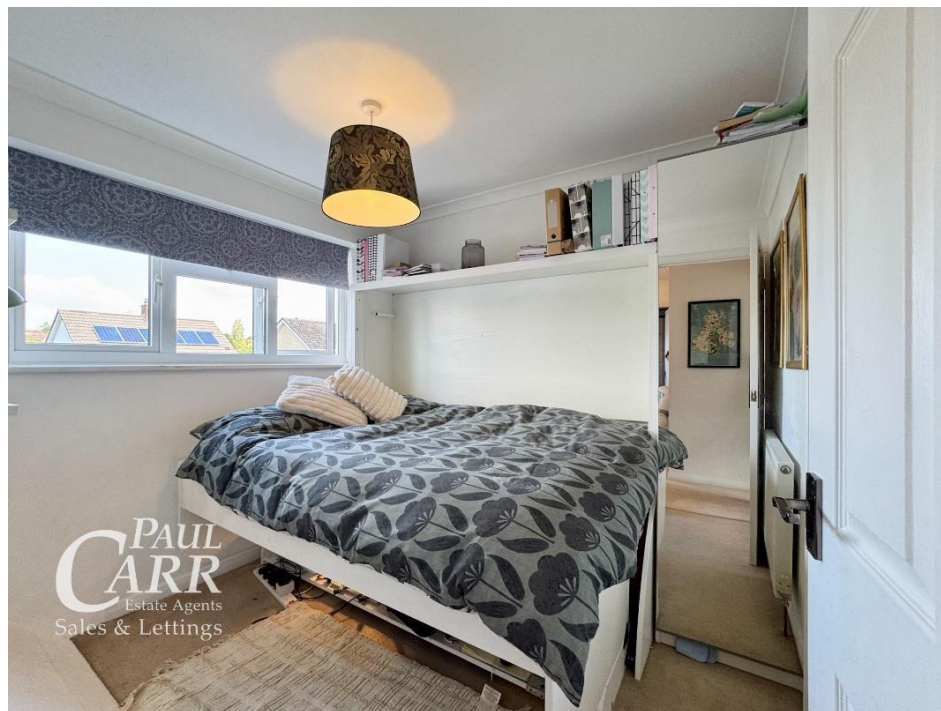


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	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: