PAUL CARR Estate Agents Sales & Lettings

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Coburn Drive, Sutton Coldfield, B75 5NT

Auction Guide Price £280,000

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Three-Bedroom Home with Excellent Potential – No Upward Chain Offered for sale with no upward chain, this three-bedroom property presents an exciting opportunity for buyers looking for a home they can modernise and make their own. The property offers well-proportioned accommodation comprising a living room, kitchen and three bedrooms, together with the added benefit of a garage. While the home would benefit from a programme of modernisation and improvement, it offers plenty of potential to create a comfortable and attractive family home. It may also appeal to investors or buyers searching for a property where they can add value. With its practical layout, three bedrooms and scope for further enhancement, this is a property with plenty of possibilities. Local shops are easily accessible with comprehensive amenities. Four Oaks railway station is also in Mere Green and provides commuters with a regular service to the city centres of Birmingham and Lichfield. The area is well served by schools which cater for all age groups Including Moor Hall primary school, Little Sutton primary school and Mere Green school and nursery.





















Property Specification

NO UPWARD CHAIN
Excellent scope for home improvement
Opportunity to modernise and add value
Viewing recommended to appreciate the potential
Being Sold by Paul Carr Estate Agents Modern Auction
(BUY IT NOW Option Available)

Hall

Living/Dining Room 8.71m (28'7") x 4.33m (14'3") max

Kitchen 5.13m (16'10") x 2.31m (7'7")

Garage

Landing

Bedroom 1 4.27m (14') x 2.79m (9'2")

Bedroom 2 3.43m (11'3") x 2.82m (9'3")

Bedroom 3 2.57m (8'5") x 2.44m (8')

Bathroom 2.31m (7'7") max x 1.55m (5'1")

WC 1.57m (5'2") x 0.81m (2'8")

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: 23rd October 2026

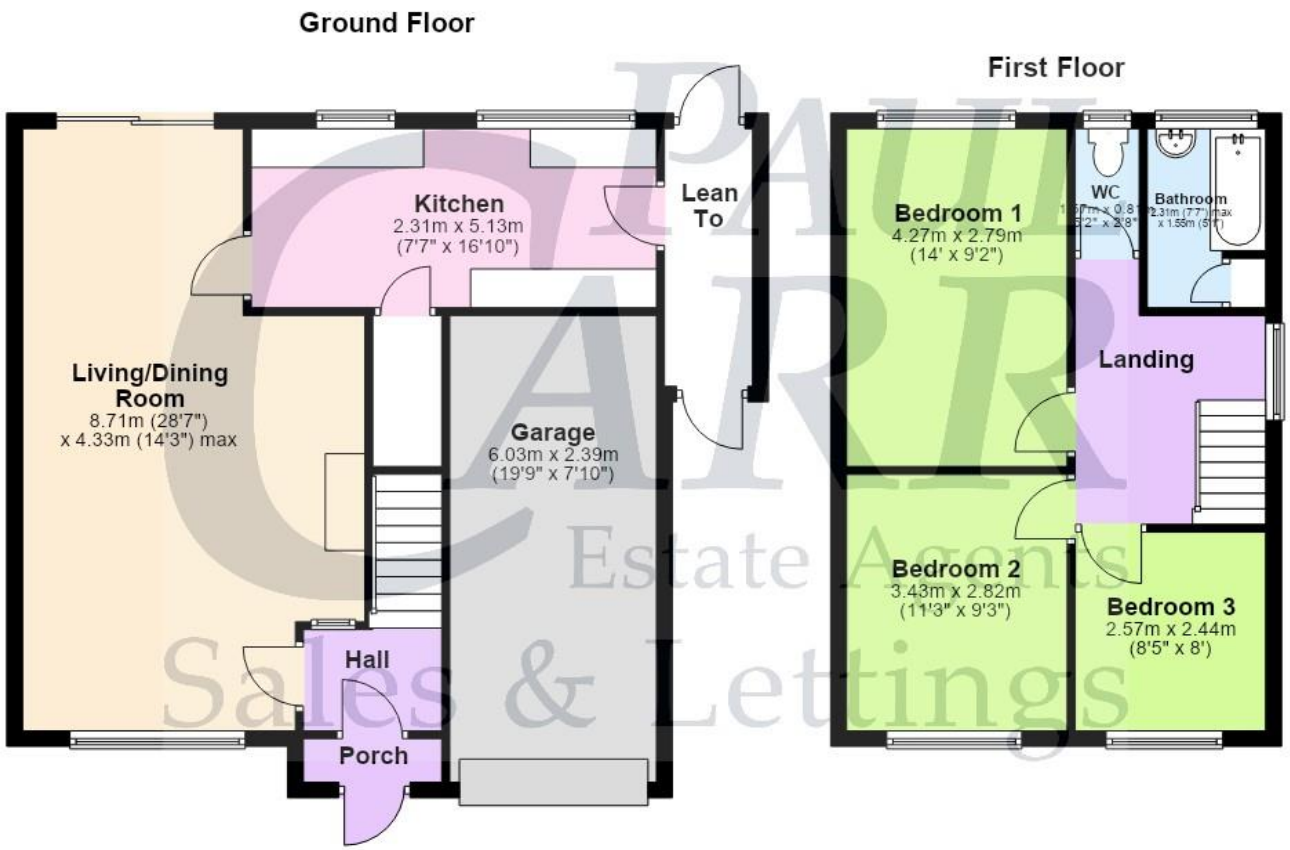
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 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.

Viewer's Note:

Services connected: Yes but no supply
Council tax band: D
Tenure: Freehold
Ground Rent: £0
Service Charge: £0

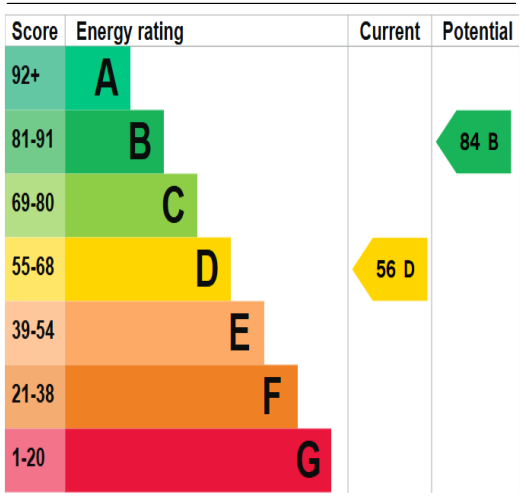
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman