



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hook Drive, Four Oaks,
Sutton Coldfield, B74 4LW

£350,000

Homes with this much space, both inside and out, rarely come along — and with its inviting feel, versatile layout and fantastic corner plot, this is a property ready to be enjoyed from day one.

A spacious living and dining room — a fantastic all-rounder of a space, perfect for cosy evenings in, lively family gatherings or hosting friends long into the evening. Large windows allow natural light to pour in, giving the room a wonderfully airy atmosphere. At the heart of the home sits the breakfast kitchen, designed for real everyday living. Whether it's busy weekday breakfasts, Sunday morning coffee or trying out your latest recipe, this room offers plenty of workspace, storage and room to gather.

Upstairs, the property enjoys three well-proportioned bedrooms, each filled with natural light. The family bathroom is well appointed and perfectly placed to serve the first-floor accommodation.

Sitting proudly on a substantial corner plot, the property enjoys a particularly large rear garden — ideal for children to play, summer barbecues, keen gardeners or simply stretching out with a good book when the sun appears.

Accessed via Harcourt Drive, Hook Drive provides an ideal location for access to highly regarded local schools, shops and amenities and viewings of this property are highly encouraged in order to fully appreciate the space and fantastic location.

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/Dining Room
5.69m (18'8") x 3.63m (11'11") max

Breakfast Kitchen
5.69m (18'8") x 2.33m (7'8")

Landing

Bedroom 1
3.61m (11'10") x 3.56m (11'8")

Bedroom 2
3.56m (11'8") max x 3.48m (11'5")

Bedroom 3
2.91m (9'7") x 2.64m (8'8")

Bathroom





Floor Plan

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



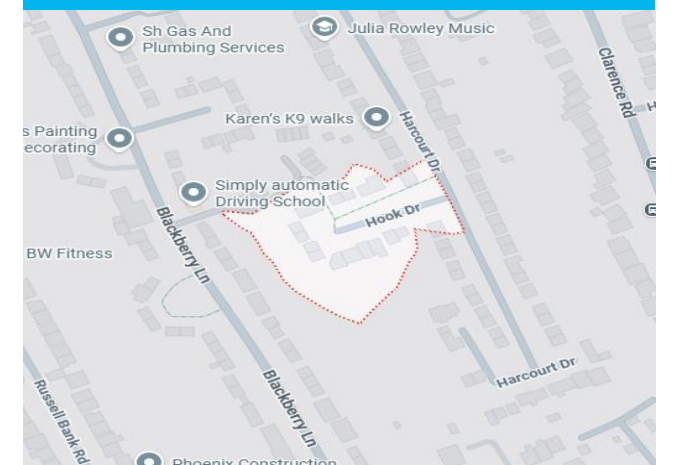
Total area: approx. 85.0 sq. metres (914.7 sq. feet)

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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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:

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.

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