



**Clarry Drive, Sutton Coldfield - B74 2RA**  
**£875,000**





## Clarry Drive

Sutton Coldfield

Stepping through the front door, a spacious hallway sets the tone for the property's generous proportions, hinting at the space and generous proportions that lie within.

The ground floor boasts a living room bathed in natural light from dual aspect windows, inviting relaxation and entertainment in equal measure.

The adjacent dining room, with patio doors leading to the garden, provides a seamless indoor-outdoor flow - perfect for al fresco dining during warmer months.

A well-appointed breakfast kitchen overlooks the garden and benefits from a separate utility room. A guest WC located off the hallway completes the ground floor accommodation.

Ascend the staircase to find a large first-floor landing leading to the four double bedrooms and a family bathroom, ensuring ample space for family and guests.







## Clarry Drive

Sutton Coldfield

Outside, the double garage boasts remote control doors and a private driveway offering ample parking space for both family and visitors.

The mature gardens envelope the property in tranquillity, and creates an private oasis. With paved patios, garden pond and a neat lawn that sweeps to the side of the home - a tranquil retreat for enjoying the outdoors in privacy and seclusion.

Viewing is highly recommended to fully appreciate the potential this property holds for creating a bespoke residence tailored to individual tastes and preferences.











## FEATURES:

- Four bedrooms and family bathroom
- Located within the prestigious Four Oaks Estate
- Requiring modernisation throughout
- Spacious living room & separate dining room
- Kitchen/breakfast room, utility room & Guest Wc
- Double garage & driveway
- Attractive mature gardens
- Offering excellent potential with viewing recommended

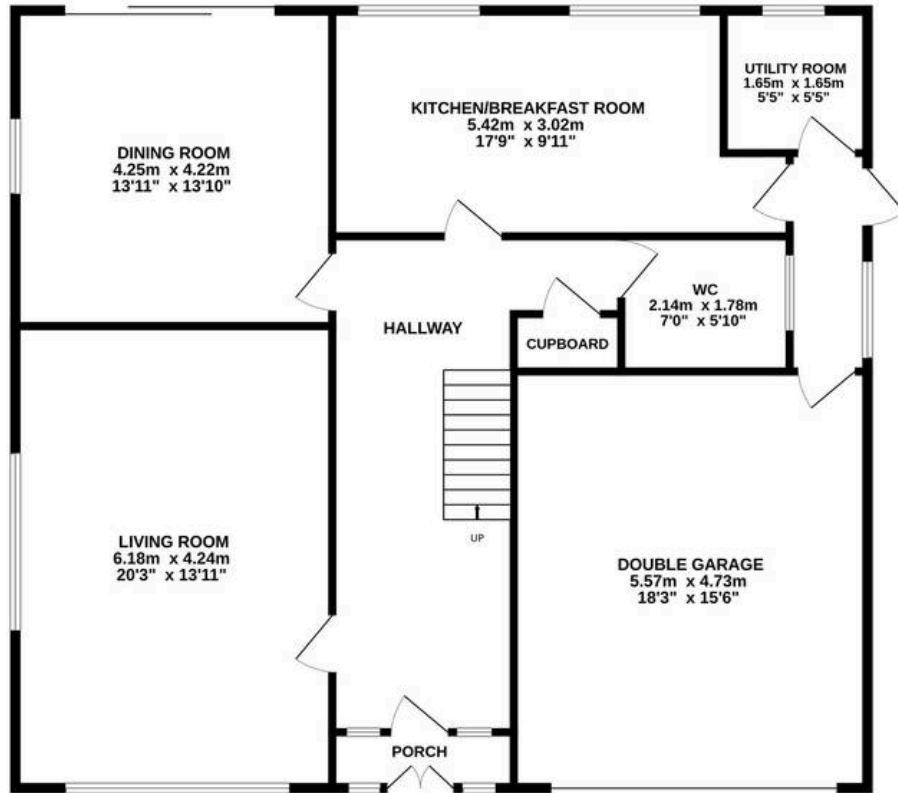
## INTERESTED?

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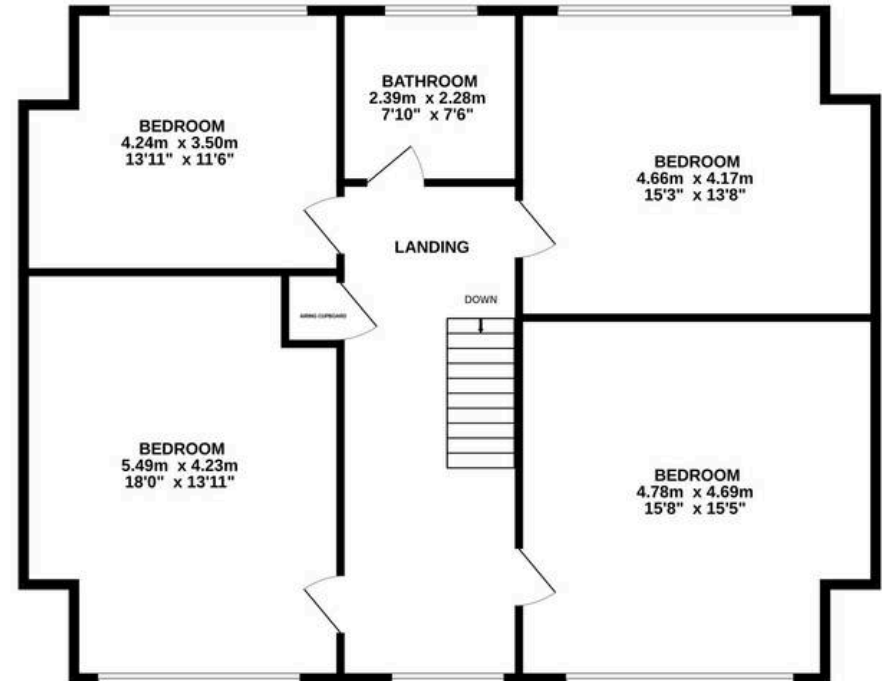
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**GROUND FLOOR**  
118.5 sq.m. (1276 sq.ft.) approx.



**1ST FLOOR**  
98.4 sq.m. (1060 sq.ft.) approx.



**TOTAL FLOOR AREA : 216.9 sq.m. (2335 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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