



**PAUL
CARR**
Estate Agents
Sales & Lettings

Weymouth Drive, Four Oaks,
Sutton Coldfield, B74 4LF

Offers in Excess of £325,000

Searching for the perfect family home in an ideal location? This home on Weymouth Drive could be exactly what you've been waiting for.

Offering spacious double bedrooms, generously proportioned rooms throughout, and a beautifully sized garden, this is a property not to be overlooked. Sold with no upward chain, the home offers an excellent opportunity for buyers looking to put their own stamp on a property and create their dream home.

A standout feature is the rear garden, providing plenty of natural sunlight — ideal for relaxing outdoors, entertaining, or keen gardeners alike.

While the house is in need of modernisation, it holds immense potential for renovation and personalization. Located in a highly desirable area, it's ideal for families thanks to its proximity to excellent schools. Additionally, being within walking distance of Butler's Lane Station makes commuting or accessing local amenities highly convenient.

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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Porch

Living/Dining Room
7.14m (23'5") x 3.56m (11'8") max

Kitchen
3.68m (12'1") x 2.16m (7'1")

WC

Garage

Landing

Bedroom 1
3.84m (12'7") x 3.56m (11'8")

Bedroom 2
3.30m (10'10") x 2.82m (9'3")

Bedroom 3
2.82m (9'3") x 2.79m (9'2")

Bathroom

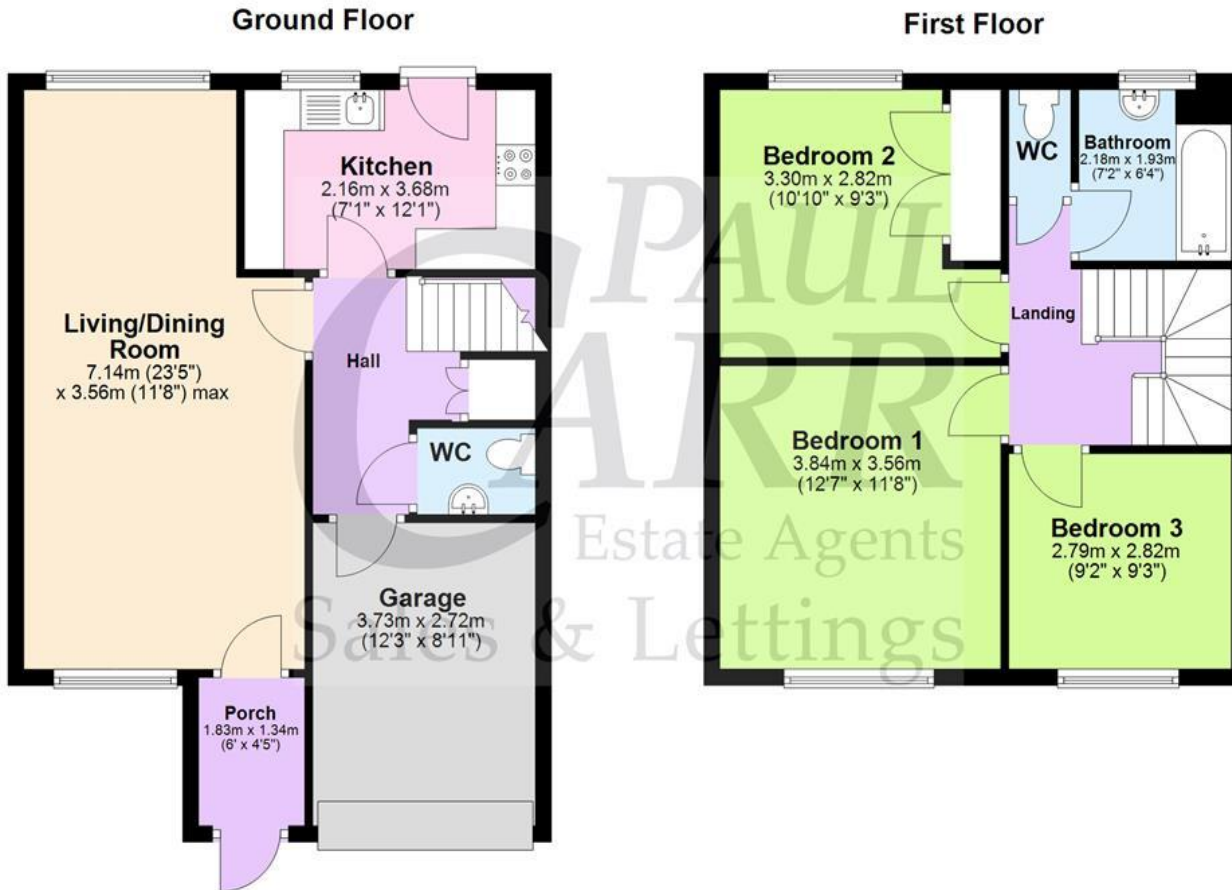
WC





Floor Plan

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

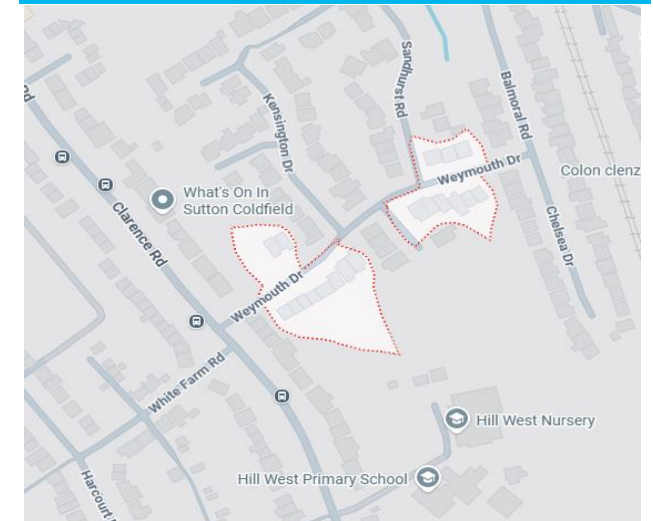


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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.