



Wilmcote Drive, Four Oaks,
Sutton Coldfield, B75 5ED

Offers in Excess of £325,000

A bright, spacious three-bedroom home that's as perfect for cosy nights in as it is for sunny garden days — a place you'll love coming home to. From the moment you step inside, the property offers bright and generously proportioned accommodation with a welcoming feel throughout.

The layout provides a seamless flow between the living and dining areas, making it ideal for both relaxing evenings and entertaining guests. The well-appointed kitchen is fitted to a good standard, while a convenient ground floor WC adds to the practicality of the home.

To the first floor are three well-sized double bedrooms, offering ample space for family living, along with a modern family bathroom designed for everyday comfort.

Externally, the property benefits from a private, south-facing rear garden, enjoying plenty of natural sunlight — an ideal setting for outdoor dining, relaxation, or simply unwinding in a peaceful environment.

Set in this quiet cul-de-sac location within easy reach of Mere Green Centre, this deceptively spacious family home offers well presented, thoughtfully improved accommodation in a popular area.

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 Room
4.47m (14'8") x 3.48m (11'5")

Kitchen/Dining
6.71m (22') x 3.56m (11'8")

WC

Landing

Bedroom 1
3.43m (11'3") x 3.38m (11'1")

Bedroom 2
3.81m (12'6") x 3.48m (11'5")

Bedroom 3
3.66m (12') x 2.74m (9')

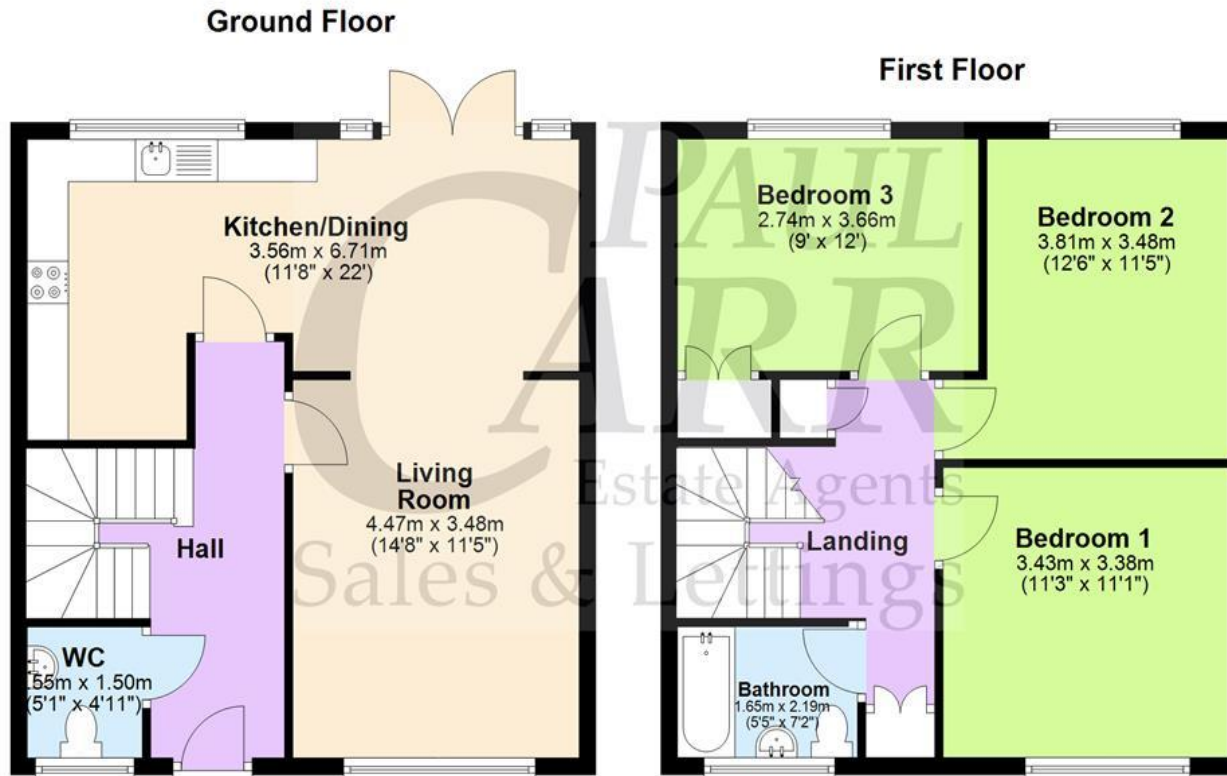
Bathroom





Floor Plan

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

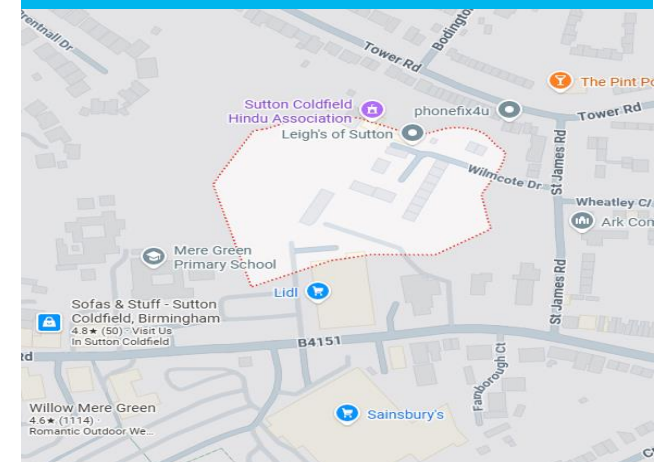


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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