



**PAUL
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Estate Agents
Sales & Lettings

Weeford Dell,
Sutton Coldfield, B75 5RU

£500,000

A much-loved family home for the past 25 years, tucked away within a pleasant cul-de-sac setting.

The property offers spacious and well-balanced accommodation throughout, featuring a welcoming living room to the front with a bay window, a well-fitted kitchen, and a family room overlooking the rear garden. Additional ground floor benefits include a utility room, WC, and integral garage.

To the first floor are four bedrooms, with the principal bedroom enjoying its own en-suite shower room, alongside a separate family bathroom.

Externally, the property boasts a rear garden ideal for family enjoyment, together with a driveway to the front providing off-road parking.

Weeford Dell is located within the popular Harvest Fields development, ideal for access to the desirable Little Sutton Primary school and the popular Harvest Fields community centre which offers a range of activities and classes for all ages, along with the surrounding green and park.

Nearby Mere Green centre has a wealth of amenities including Mulberry Walk which offers a range of bars, bistros and cafes plus there are several supermarkets and nearby train links from Four Oaks station offer direct routes into Birmingham & Lichfield City Centres.

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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Living Room 4.52m (14'10") x 3.76m (12'4")

Sun Room

Dining Room 2.84m (9'4") x 2.31m (7'7")

Kitchen 2.84m (9'4") x 2.77m (9'1")

Utility 1.73m (5'8") x 1.58m (5'2")

WC

Garage

Landing

**Bedroom 1 4.06m (13'4") x 3.14m (10'4") max
En-suite**

Bedroom 2 3.61m (11'10") x 2.64m (8'8")

Bedroom 3 2.84m (9'4") x 2.08m (6'10")

Bedroom 4 3.30m (10'10") x 2.67m (8'9") max

Bathroom

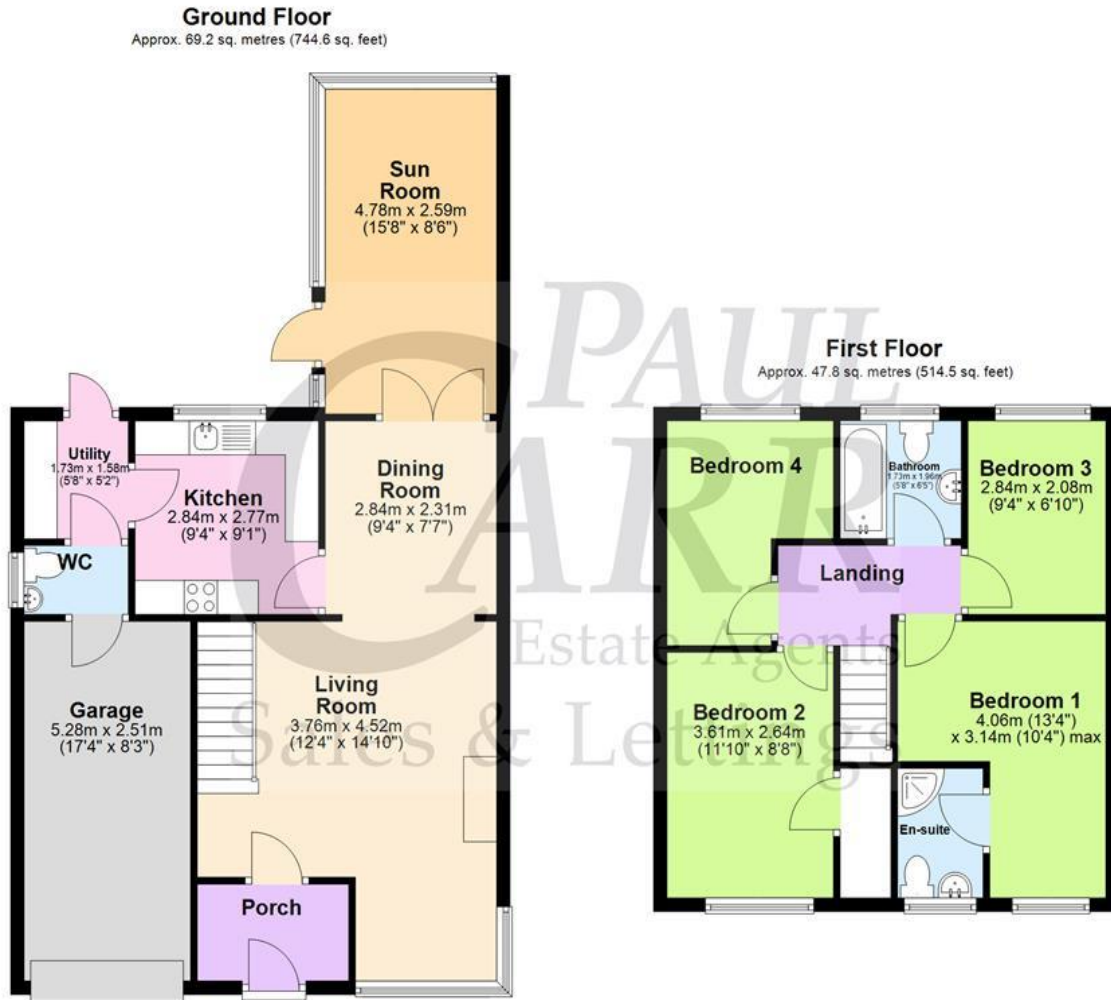
En-suite





Floor Plan

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



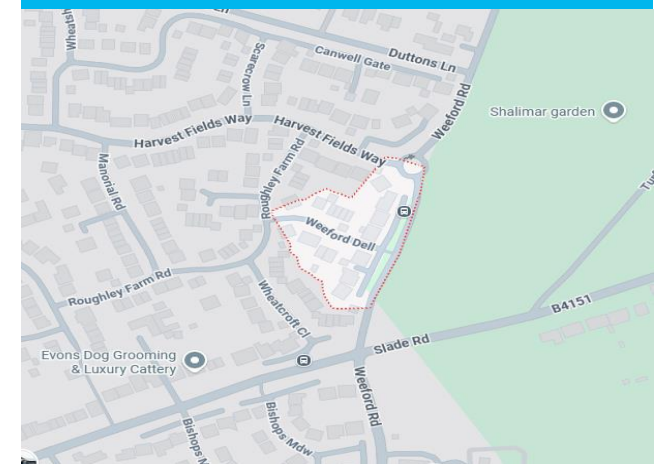
Total area: approx. 117.0 sq. metres (1259.1 sq. feet)

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Plan produced using PlanUp.

Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 63 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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