



**PAUL
CARR**
Estate Agents
Sales & Lettings

Four Oaks Road,
Sutton Coldfield, B74 2TL

£850,000

Tucked away on a private road, this spacious family home offers generous accommodation across three floors, making it perfect for growing families.

The property welcomes you with a grand entrance hall, setting the tone for the spacious accommodation beyond. The large living room features a beautiful inglenook fireplace, creating a warm and inviting focal point, while a separate family room provides additional versatile living space.

At the heart of the home is the open-plan kitchen and dining area, complete with a substantial central island, perfect for everyday living, entertaining, and family gatherings and access to the rear garden – bringing the outdoors inside.

The first floor comprises three well-proportioned double bedrooms. Bedroom one benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The second floor offers two spacious loft rooms, providing flexible accommodation that can be tailored to suit your needs, whether as home offices, hobby rooms, a gym, or guest accommodation.

Outside, the private rear garden enjoys a peaceful setting and is not overlooked, offering a wonderful space to relax and entertain.

To the front, a generous driveway provides ample off-road parking. Local convenience shops are accessible on foot and nearby Mere Green offers a wealth of bars, restaurants and boutiques. This is also a great location for nearby Primary and Secondary schools.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk

Hall

Living Room 6.07m (19'11") x 4.39m (14'5")

Kitchen/Dining Room 8.48m (27'10") x 4.72m (15'6")

Family Room 4.47m (14'8") x 3.63m (11'11")

WC 2.67m (8'9") x 1.24m (4'1")

Store Garage 2.67m (8'9") x 2.51m (8'3")

Store 2.67m (8'9") x 2.50m (8'2")

Landing

Bedroom 1 4.39m (14'5") x 4.14m (13'7")

En-suite 2.34m (7'8") x 1.78m (5'10")

Bedroom 2 4.90m (16'1") x 3.63m (11'11")

Bedroom 3 3.83m (12'7") x 3.76m (12'4")

WC 1.73m (5'8") x 0.86m (2'10")

Bathroom 3.15m (10'4") x 2.69m (8'10")

Landing

Loft Room 1 4.22m (13'10") x 2.26m (7'5")

Loft Room 2 4.45m (14'7") x 2.26m (7'5")





Floor Plan

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

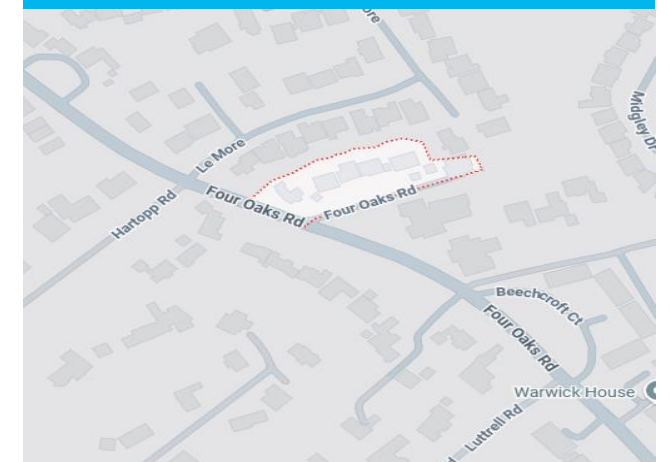


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 Plans produced using Planity

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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