



**PAUL
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Sales & Lettings

Sara Close, Four Oaks,
Sutton Coldfield, B74 4BW

£425,000

This much-loved family home has been cherished by the same owners for 37 years and offers well-presented, comfortable accommodation throughout.

Entered via a welcoming porch and hallway, the ground floor centres around a generous through lounge/dining room — an ideal space for both everyday living and entertaining. The hallway benefits from new luxury vinyl flooring that extends seamlessly into the kitchen, whilst new carpet to the stairs and landing adds a fresh, quality feel throughout.

The modern fitted kitchen provides ample storage and workspace with built in oven and separate hob and also houses the new combi boiler. A side garage offers additional storage or parking.

Upstairs, two well-proportioned double bedrooms, one with fitted wardrobes are complemented by a good size third bedroom and a new contemporary family shower room, complete with a large walk-in shower, all finished to a modern standard.

Outside, the attractive rear garden has been thoughtfully designed for low-maintenance enjoyment and sits within a generous plot that offers excellent scope for extension, subject to the usual planning consents. To the front, a large block-paved driveway provides generous off-road parking for multiple vehicles.

This is a wonderful opportunity to acquire a well-maintained home that has been lovingly cared for over four decades and is ready for its next chapter. Sara Close is conveniently situated just a short walk from well-regarded local junior and senior schools.

Butlers Lane Train Station is a fantastic asset to have on your doorstep, with direct links into Birmingham and Lichfield city centres. A great variety of nearby shops and amenities can be found at Mulberry Walk in Mere Green, including a superb range of bars, bistros, restaurants, and supermarkets.

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

Hall

Living Room 3.73m (12'3") x 3.02m (9'11")

Dining Room 3.73m (12'3") x 3.02m (9'11")

Conservatory 2.51m (8'3") x 2.18m (7'2")

Kitchen 3.73m (12'3") max x 2.41m (7'11")

Garage 4.78m (15'8") x 2.13m (7')

Landing

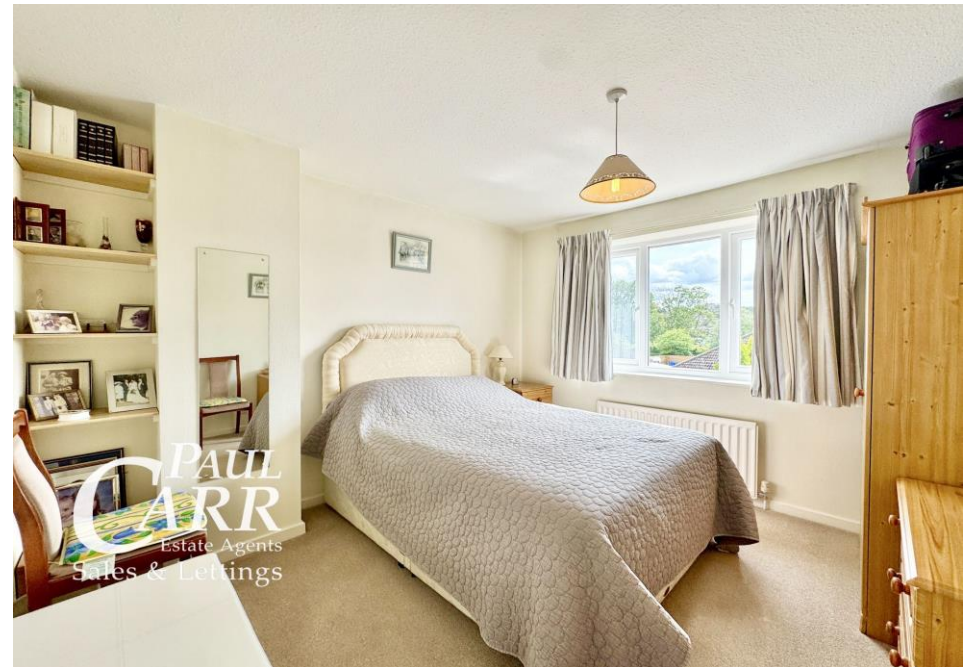
Bedroom 1 3.30m (10'10") x 3.07m (10'1")

Bedroom 2 3.02m (9'11") x 2.78m (9'2")

Bedroom 3 2.57m (8'5") x 2.22m (7'4") max

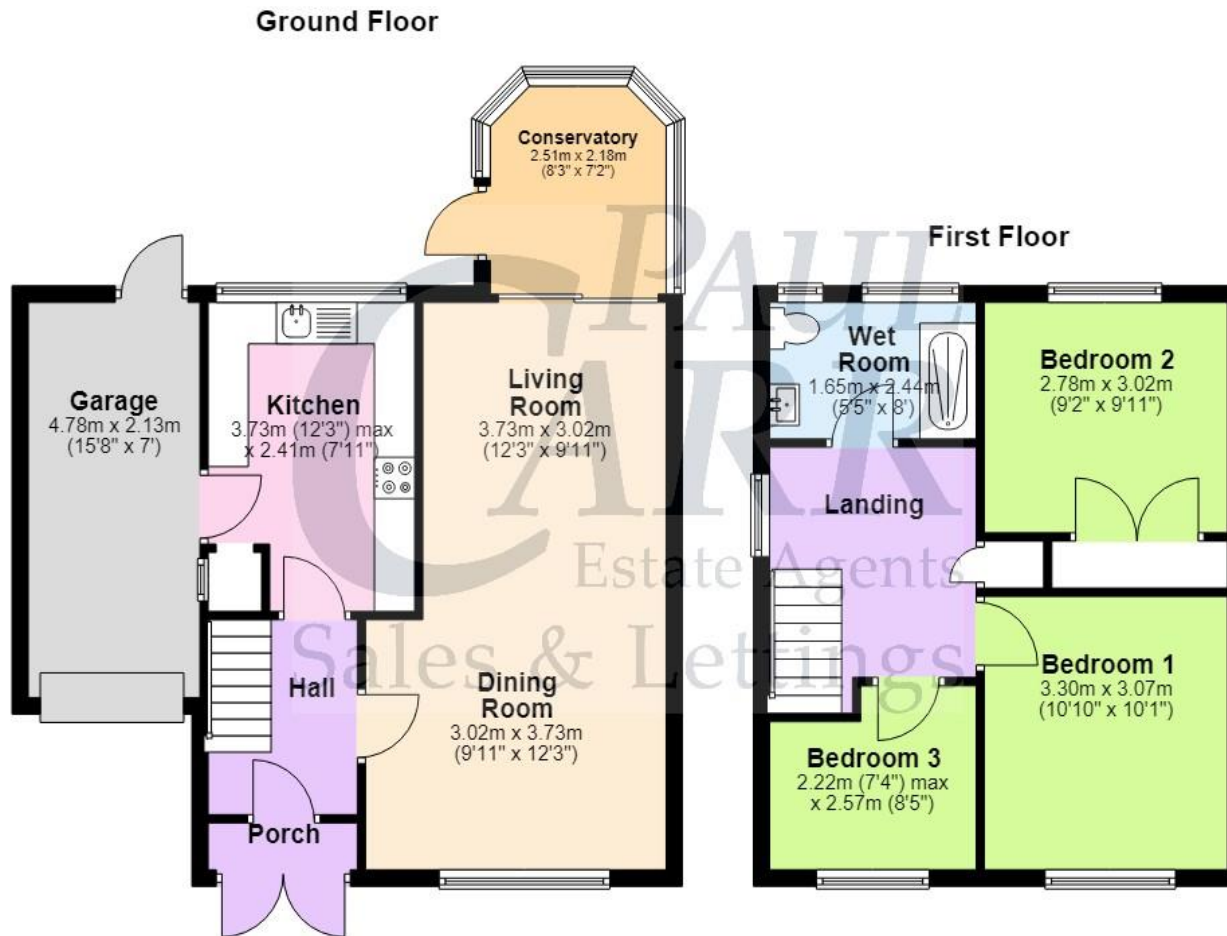
Wet Room 2.44m (8') x 1.65m (5'5")





Floor Plan

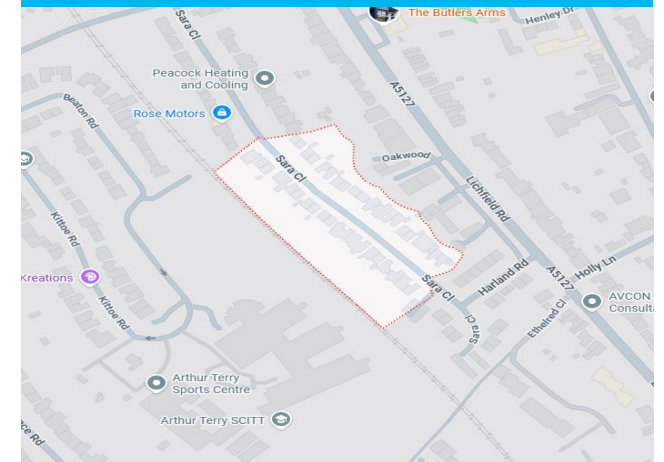
This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Map Location







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Agent's Note:

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