



**PAUL  
CARR**  
Estate Agents

Buckton Close, Four Oaks,  
Sutton Coldfield, B75 5TF

**£650,000**

Life at Buckton Close delivers modern family living at its best, set at the end of a quiet cul-de-sac in this impressive, detached home.

At the heart of the property is a stunning open-plan kitchen, dining and family space — a true hub of the home — opening directly onto a beautifully maintained, south-facing garden with decking, where a stunning wisteria adds colour, character and a real sense of charm. Perfect for entertaining or relaxing in the sun.

To the front, a separate living room provides a calm and comfortable retreat, while the converted garage offers a cosy snug, ideal as a playroom, home office or second lounge, with the option to revert back to a garage if desired.

Upstairs, the home continues to impress with four bedrooms, some with fitted wardrobes including bedroom one with ensuite. A modern family bathroom completes the accommodation.

Local shops are easily accessible with Mere Green shopping centre providing a comprehensive range of shops, supermarkets, pubs, and bistro dining. The area is well served by schools which cater for all age groups including Little Sutton primary and Moor Hall primary schools. Regular public transport services provide access to Sutton Coldfield, Four Oaks, Birmingham, and Lichfield with Four Oaks railway station only a few minutes driving distance away.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



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Sales & Lettings

Porch

Hall

Living Room 4.06m (13'4") max x 3.00m (9'10")

Open Plan Kitchen, Dining, Family Area 7.49m (24'7") max  
x 5.94m (19'6")

Snug 5.11m (16'9") x 2.46m (8'1")

Utility 1.55m (5'1") x 1.40m (4'7")

WC

Landing

Bedroom 1 3.52m (11'7") x 3.40m (11'2")

En-suite

Bedroom 2 4.06m (13'4") x 2.64m (8'8")

Bedroom 3 2.89m (9'6") x 2.84m (9'4")

Bedroom 4 2.64m (8'8") x 1.91m (6'3")

Bathroom





# Floor Plan

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

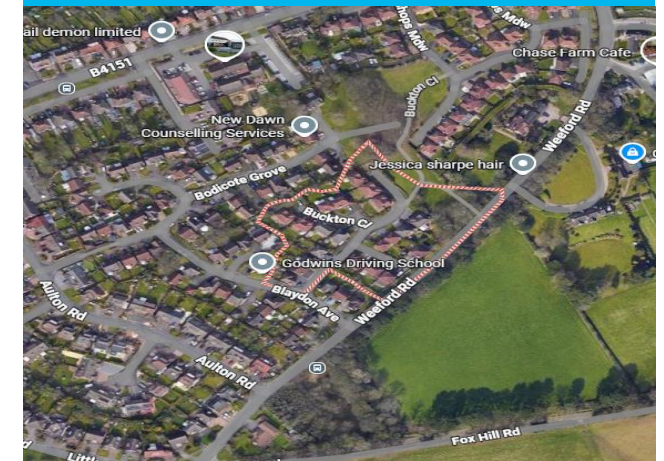


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	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.

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