Four Oaks 0121 308 3737 Fouroaks@paulcarrestateagents.co.uk

Farmstead Close,
Sutton Coldfield, B75 5UG

Guide Price £390,000

A fantastic home that combines space, style and practicality in equal measure This superb four-bedroom home offers stylish, spacious living across three floors and is presented in immaculate, move-in-ready condition throughout.

The ground floor features a welcoming living room and a modern kitchen/dining space perfect for family life and entertaining and a wc.

The first floor provides three bedrooms alongside a contemporary family bathroom, bedroom one enjoys an ensuite and a built in wardrobe, while the top floor is dedicated to a fantastic principal double bedroom, with plenty of storage creating a peaceful and private retreat.

Outside, the property boasts a beautifully landscaped, low-maintenance rear garden, ideal for relaxing or hosting guests, together with a private driveway and garage.

Farmstead Close is ideal for access to 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 the Mitchell Centre and 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

PAUL
CARR
Estate Agents
Sales & Lettings

Hall 1.45m (4'9") x 1.17m (3'10")

Living Room 5.05m (16'7") x 2.11m (6'11")

Dining Room 2.59m (8'6") x 2.57m (8'5")

Kitchen 2.59m (8'6") x 2.01m (6'7")

WC 1.45m (4'9") x 1.17m (3'10")

Garage 5.49m (18') x 2.49m (8'2")

Landing

Bedroom 2 3.43m (11'3") x 2.62m (8'7")

Bedroom 3 2.52m (8'3") x 2.34m (7'8")

Bedroom 4 2.44m (8') x 2.11m (6'11")

Bathroom 1.96m (6'5") x 1.91m (6'3")

Landing

Bedroom 1 5.13m (16'10") x 3.07m (10'1")

En-suite 2.82m (9'3") x 0.91m (3')

PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings

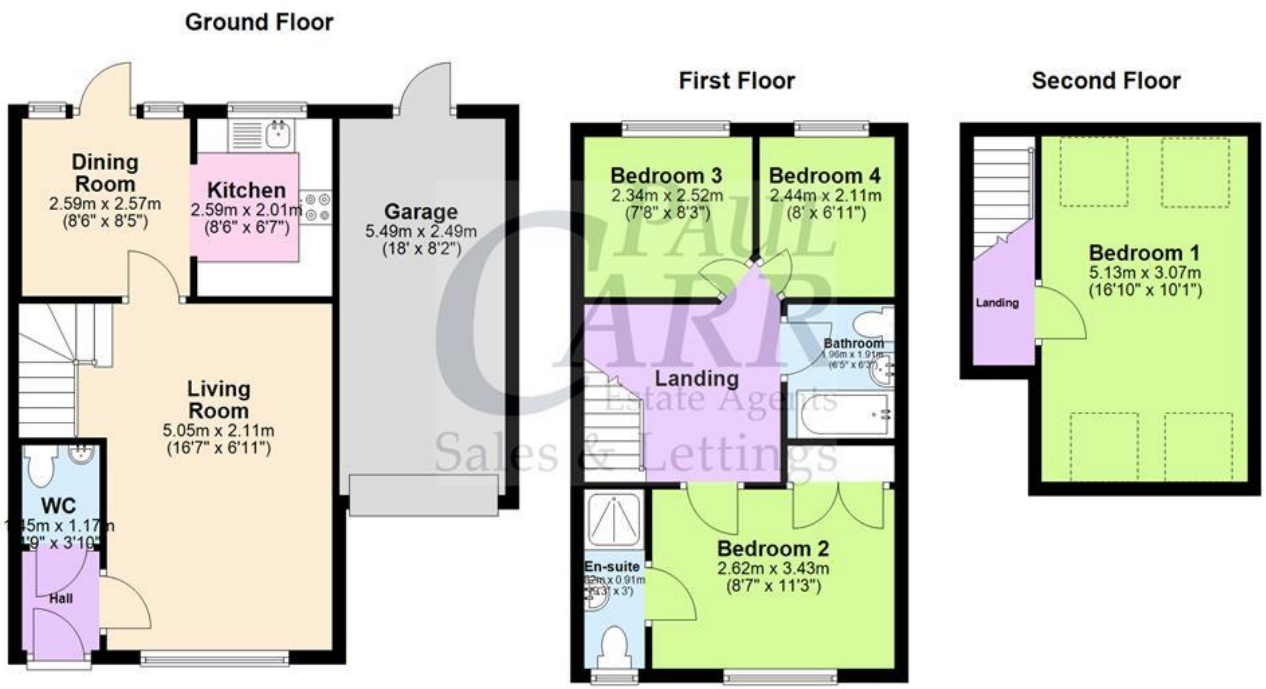
PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings

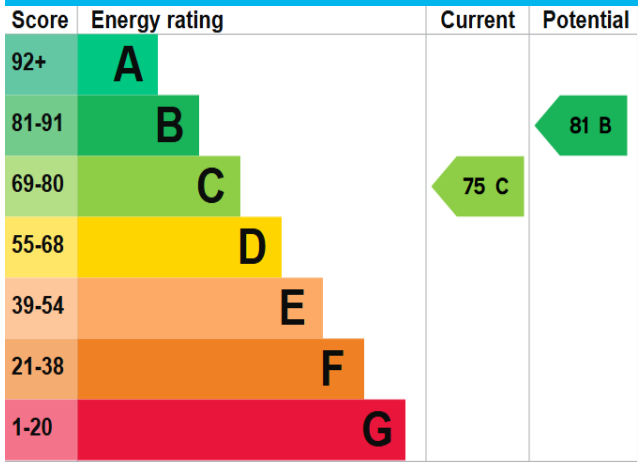
Floor Plan

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

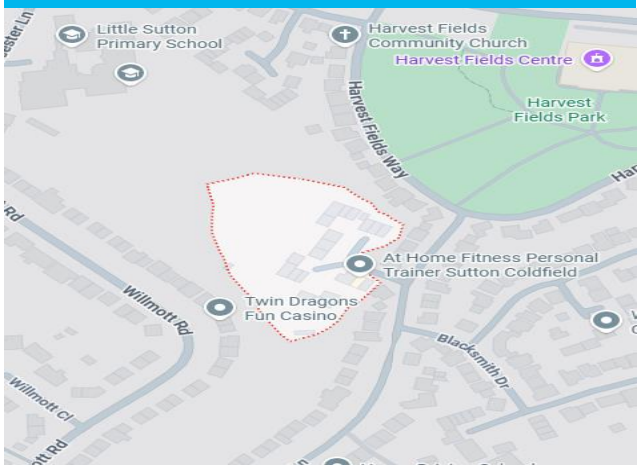


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating



Map Location



PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings

PAUL
CARR
Estate Agents
Sales & Lettings

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.