



Canwell Gate,
Sutton Coldfield, B75 5LQ

Offers Over £760,000

This impressive detached family home brings together space, style, and flexibility across three generous floors with an attractive frontage that creates a strong first impression.

With stunning open views across the surrounding fields, it delivers all the charm of countryside living while still keeping everyday conveniences close at hand.

Offered for sale with no upward chain which provides a smooth and straightforward buying opportunity.

The ground floor welcomes you with a central entrance hall which provides access to three generous reception rooms, including a bright living room, separate dining room, and an additional family room offering flexibility for entertaining, home working, or relaxation. A spacious breakfast kitchen overlooking the rear garden forms the heart of the home with an adjoining utility room off.

The first floor comprises four well-proportioned bedrooms, two of which benefit from fitted wardrobes. There is a generous principal bedroom with en-suite bathroom, a large second bedroom with en-suite and a modern family bathroom serving the remaining rooms.

Occupying the second floor are two further substantial double bedrooms, creating ideal guest accommodation, teenage suites, or additional workspace, centred around a spacious landing area.

Externally, the property benefits from a detached double garage, a spacious driveway, and attractive SOUTH facing well maintained rear garden enjoying a high degree of privacy.

Canwell Gate is located within the popular Harvest Fields development, ideal for access to desirable Little Sutton Primary school and the popular Harvest Fields community centre. 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



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living Room 6.76m (22'2") max x 3.99m (13'1")

Dining Room 4.39m (14'5") max x 3.99m (13'1")

Family Room 4.39m (14'5") x 3.99m (13'1")

Breakfast Kitchen 5.11m (16'9") x 4.09m (13'5")

Utility 2.08m (6'10") x 1.85m (6'1")

WC

Double Garage

Landing

Bathroom

Bedroom 1 4.78m (15'8") x 3.96m (13')

En-suite

Bedroom 2 4.14m (13'7") x 4.04m (13'3")

En-suite

Bedroom 3 3.96m (13') x 3.86m (12'8")

Bedroom 4 3.96m (13') x 3.89m (12'9")

Landing

Bedroom 5 4.83m (15'10") x 3.96m (13')

Bedroom 6 4.83m (15'10") x 4.06m (13'4")





Floor Plan

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

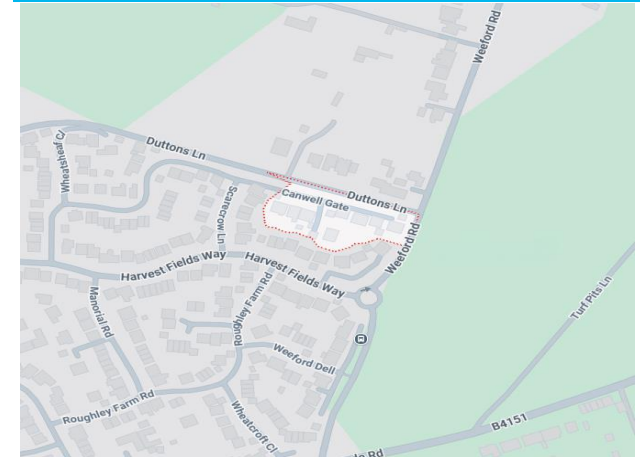
Energy Performance Rating



Total area: approx. 268.4 sq. metres (2888.9 sq. feet)

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

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.