



**PAUL
CARR**
Estate Agents
Sales & Lettings

Wheatcroft Close,
Sutton Coldfield, B75 5SU

£325,000

Stylish, spacious and spread across three fantastic floors, this is a home that knows how to make an impression.

Step inside and you're welcomed by a lovely living room. The dining room opens straight out onto the private rear garden, making summer BBQs, dinner parties and relaxed evenings outdoors an absolute breeze.

Head up to the first floor and you'll find two generously sized double bedrooms, along with a beautifully finished bathroom. Whether you need space for family, guests, a home office or a combination of all three, there's plenty of flexibility here.

Then there's the top floor — and this is where things get seriously good. The entire second floor is dedicated to the principal suite, creating your very own private retreat. A spacious double bedroom, a generous dressing room and a stylish separate bathroom combine to give this floor a boutique-hotel feel.

Outside, the rear garden has been cleverly landscaped with paved and planted areas, giving you a stylish space to relax, entertain or simply enjoy a quiet coffee without signing up for a full-time gardening job.

Wheatcroft Close sits within the popular Harvest Fields development, ideally placed for Little Sutton Primary School, the Harvest Fields Community Centre and the surrounding green spaces and park. Mere Green is also nearby. For commuters, Four Oaks railway station provides direct links into Birmingham and Lichfield City Centre — so whether you're heading into town for work, shopping or a night out, getting there is refreshingly straightforward.

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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Hall 3.63m (11'11") x 0.91m (3')

Living Room 4.62m (15'2") x 3.94m (12'11") max

Dining Room 3.26m(10' 8") x 2.44m(8' 0")

Kitchen 3.63m (11'11") x 1.85m (6'1")

WC 1.79m (5'11") x 0.91m (3')

Garage

Bedroom 1 3.96m (13') x 3.20m (10'6")

Bedroom 2 3.94m (12'11") x 2.66m (8'9")

Bathroom 1.93m (6'4") x 1.88m (6'2")

Landing 3.25m (10'8") x 1.93m (6'4")

Bathroom 2.62m (8'7") x 1.85m (6'1")

Landing 1.97m (6'5") x 1.47m (4'10")

Bedroom 1 3.84m (12'7") x 2.39m (7'10")

Dressing Room 2.95m (9'8") x 1.24m (4'1")





Floor Plan

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

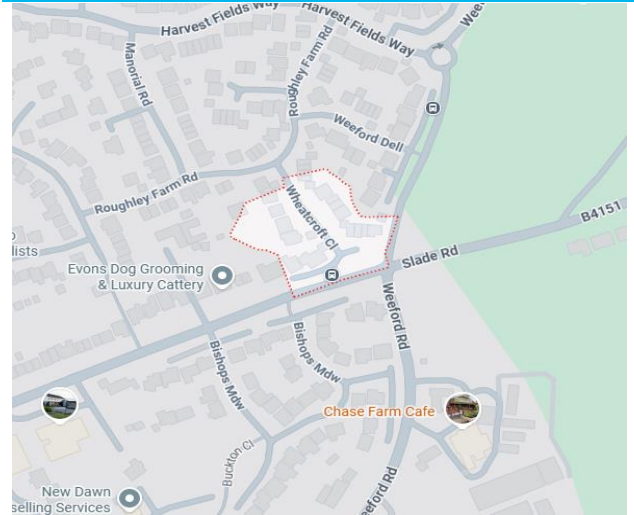


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 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.