



Tucked away on an exclusive cul-de-sac, this exquisite three-storey home has been beautifully styled throughout and offers a wonderful balance of modern luxury and everyday comfort. The current owners have lived here for just a year and are now relocating, leaving behind a home that still feels brand new and full of thoughtful touches.

As you step inside, the hallway opens into a spacious living room filled with natural light from the large bay window and charming wall niches that add character and warmth. The heart of the home is the stunning kitchen and dining area — a perfect space for family gatherings and entertaining — featuring sleek integrated appliances, double ovens, and a walk-in pantry. The utility room and a downstairs WC complete the ground floor.

Upstairs on the first floor, you'll find four generous double bedrooms. Bedroom two enjoys its own ensuite, while the beautifully finished family bathroom includes both a bathtub and a separate shower.

The entire top floor is dedicated to the principal suite — an impressive space large enough to fit an emperor sized bed and air conditioning. It's a true retreat, complete with its own stylish ensuite and a peaceful, private feel.

Outside, the garden is just as inviting, with a lovely patio area that features a gazebo — perfect for relaxing or entertaining on summer evenings. To the rear, there's also a fully equipped gym with air conditioning, ideal for keeping fit without ever leaving home.

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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## Hall

Living Room 5.93m (19'6") x 4.05m (13'3")

Kitchen/Dining Area 6.93m (22'9") x 3.00m (9'10")

Walk In Pantry 4.05m (13'4") x 0.94m (3'1")

Utility 2.00m (6'7") x 0.94m (3'1")

WC 1.50m (4'11") x 1.47m (4'10")

Landing 5.01m (16'5") x 1.49m (4'11")

Bedroom 2 3.66m (12') x 2.97m (9'9") max

## En-suite

Bedroom 3 3.63m (11'11") x 2.65m (8'8")

Bedroom 4 3.58m (11'9") x 2.64m (8'8")

Bedroom 5 3.03m (9'11") max x 3.00m (9'10")

## Bathroom

## Landing

Bedroom 1 4.93m (16'2") x 4.67m (15'4") max

## En-suite

Eaves 3.35m (11') x 1.07m (3'6")







# Floor Plan

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

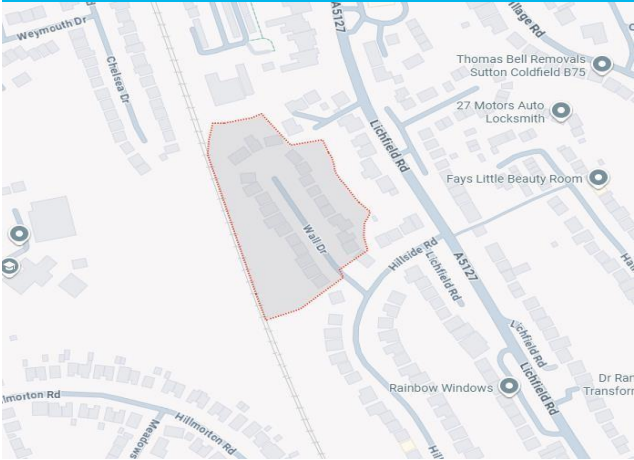


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Plan produced using PlanUp

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location











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**Agent's Note:**

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