



**PAUL
CARR**
Estate Agents
Sales & Lettings

Canwell Gate, Four Oaks,
Sutton Coldfield, B75 5LQ

£725,000

This impressive, detached residence offers space, presence, and exceptional curb appeal, making it a standout home in a desirable setting. The home is imposing in appearance, with an attractive frontage that immediately creates a strong first impression.

Offered with no related sale, it provides a smooth and straightforward purchasing opportunity.

Inside, the home is thoughtfully arranged for both family living and entertaining. There are three generous reception rooms, offering flexibility for formal dining, a family lounge, home office, or playroom. The large breakfast kitchen forms the heart of the home, providing ample workspace and room for informal dining. A separate utility room adds further practicality and convenience.

Upstairs, the property boasts five well-proportioned bedrooms, three of which benefit from fitted wardrobes. Two bedrooms feature their own en-suite shower rooms, while a well-appointed family bathroom serves the remaining rooms.

Externally, the home continues to impress with a well-maintained rear garden, ideal for outdoor entertaining or family enjoyment. A double detached garage provides secure parking and additional storage space.

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 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 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



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Hall

Living Room 4.67m (15'4") x 3.96m (13')

Dining Room 3.96m (13') x 3.87m (12'8")

Snug 3.56m (11'8") max x 2.97m (9'9")

Breakfast Kitchen 4.99m (16'4") x 4.06m (13'4")

Utility 2.06m (6'9") x 1.85m (6'1")

WC

Double Garage

Landing

Bedroom 1 4.78m (15'8") x 3.31m (10'10")

En-suite

Bedroom 2 3.87m (12'8") x 3.31m (10'10")

Bedroom 3 4.67m (15'4") x 3.59m (11'9")

En-suite

Bedroom 4 3.89m (12'9") x 1.93m (6'4")

Bedroom 5 2.87m (9'5") x 2.34m (7'8")

Bathroom





Floor Plan

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



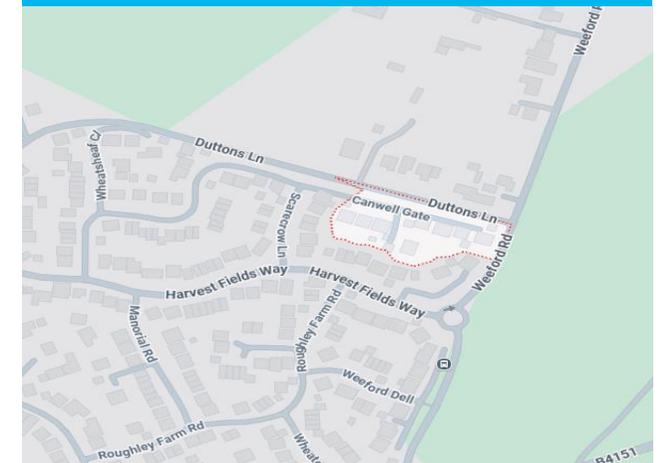
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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:

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