



**PAUL
CARR**
Estate Agents

Harcourt Drive, Four Oaks,
Sutton Coldfield, B74 4LN

£375,000

This delightful home combines generous living space with practical features, making it an excellent choice for families, first-time buyers, and investors alike.

The property welcomes you with a spacious living room to the front, providing a comfortable setting for both relaxation and entertaining. To the rear, the breakfast kitchen offers a bright and inviting space for everyday dining. A useful side lobby serves as a practical utility area and benefits from the added convenience of a ground-floor WC.

On the first floor, there are two well-proportioned double bedrooms and a comfortable single bedroom, ideal for a child's room, guest accommodation, or a home office. A staircase from bedroom three leads to a fully boarded and insulated loft space, offering excellent additional storage and potential for a variety of uses.

Externally, the beautifully maintained rear garden provides an attractive and peaceful outdoor space, perfect for enjoying the warmer months.

Ideally situated in a sought-after residential location, the property is within easy reach of highly regarded local schools, shops, amenities, and excellent transport links.

Located on Harcourt Drive, just off Clarence Road, this well-presented home offers a wonderful balance of space, convenience, and location. Early viewing is strongly recommended to fully appreciate all that this property has to offer.

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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Sales & Lettings

Hall

Living Room
5.08m (16'8") x 3.78m (12'5")

Breakfast Kitchen
6.07m (19'11") x 3.05m (10')

Utility
6.18m (20'3") x 1.60m (5'3")

WC

Landing

Bedroom 1
3.80m (12'6") x 3.58m (11'9")

Bedroom 2
3.58m (11'9") x 2.87m (9'5")

Bedroom 3
2.97m (9'9") x 2.69m (8'10")

Bathroom





Floor Plan

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

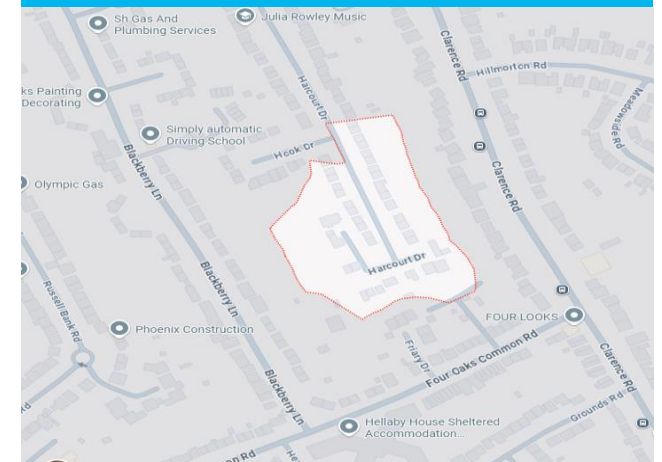


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 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: 30th September 2025

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