



Holte Drive, Four Oaks,
Sutton Coldfield, B75 6PR

Offers Over £600,000

Situated at the end of a quiet and highly sought-after cul-de-sac, and offered for sale with no upward chain, this attractive detached family home provides spacious, versatile, and beautifully presented accommodation, ideal for modern family living.

The ground floor welcomes you with a bright and inviting living room featuring a charming bay window, alongside a separate dining room perfect for formal entertaining. A cosy snug offers additional reception space, while the conservatory enjoys pleasant views over the rear garden and creates an excellent space for relaxation throughout the year. The modern breakfast kitchen is well-appointed and complemented by a useful pantry, with a separate utility room and ground floor shower room adding further convenience and practicality.

To the first floor, the property boasts three generous double bedrooms, a well-proportioned fourth single bedroom, and a spacious family bathroom finished.

Externally, one of the property's standout features is the stunning rear garden, with a garden shed enjoying electricity and further offering a private and beautifully maintained setting for outdoor dining, entertaining, and family enjoyment. To the front, a driveway provides ample off-road parking, while the garage offers additional storage or parking space.

Combining a peaceful cul-de-sac position with flexible living accommodation and excellent outdoor space, this is a wonderful family home that must be viewed to be fully appreciated.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Porch 0' 0" x 0' 0" (0m x 0m)

Hall

Living Room 3.76m (12'4") x 3.48m (11'5")

Dining Room 4.55m (14'11") x 3.48m (11'5")

Snug 3.07m (10'1") x 2.87m (9'5")

Conservatory 3.51m (11'6") x 3.38m (11'1")

Kitchen 5.94m (19'6") x 2.64m (8'8")

Pantry

Utility 2.46m (8'1") x 1.60m (5'3")

Shower Room 1.98m (6'6") x 1.45m (4'9")

Garage 4.83m (15'10") max x 2.21m (7'3")

Landing 2.90m (9'6") x 1.78m (5'10")

Bedroom 1 4.57m (15') x 3.48m (11'5")

Bedroom 2 3.66m (12') x 3.48m (11'5")

Bedroom 3 4.45m (14'7") x 2.71m (8'11")

Bedroom 4 2.46m (8'1") x 1.89m (6'2")

Bathroom 2.62m (8'7") x 2.59m (8'6")

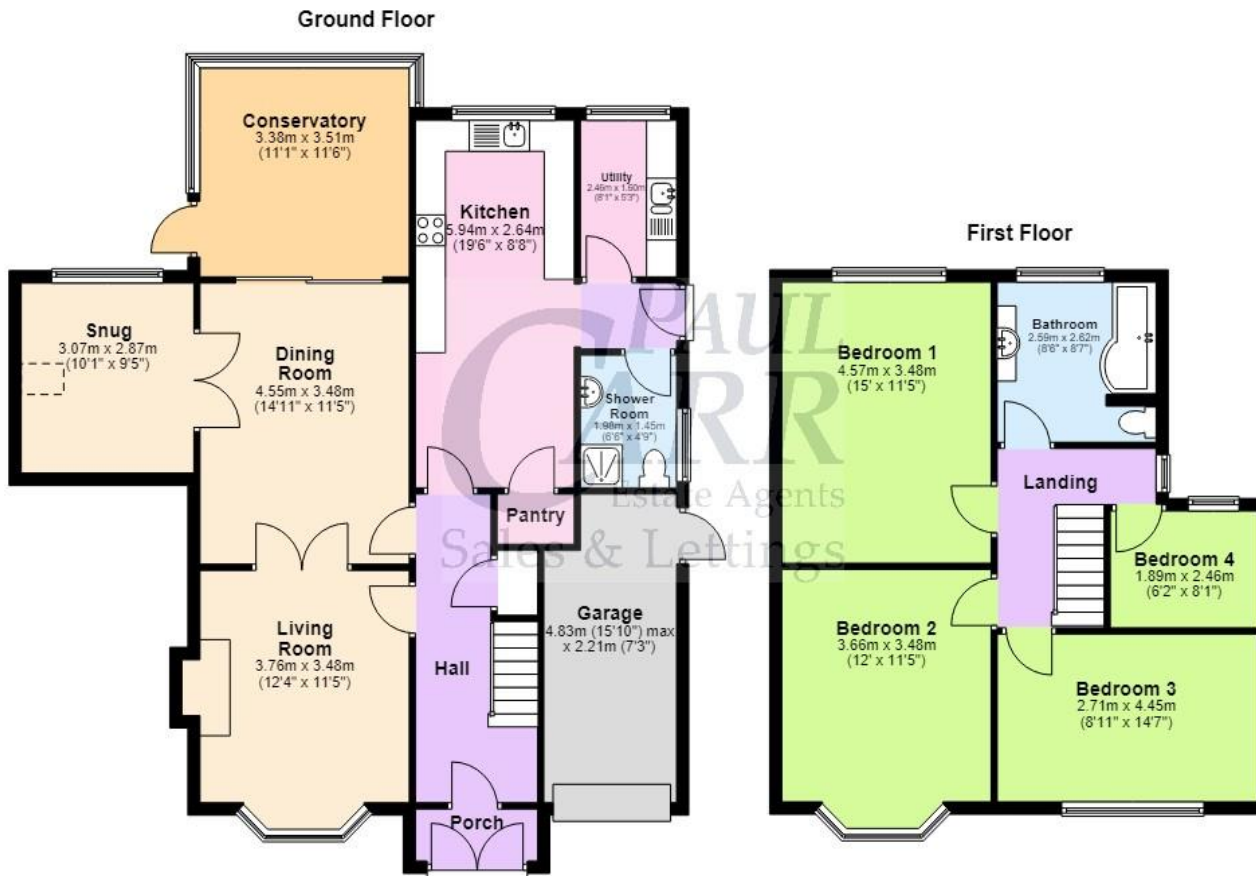






Floor Plan

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

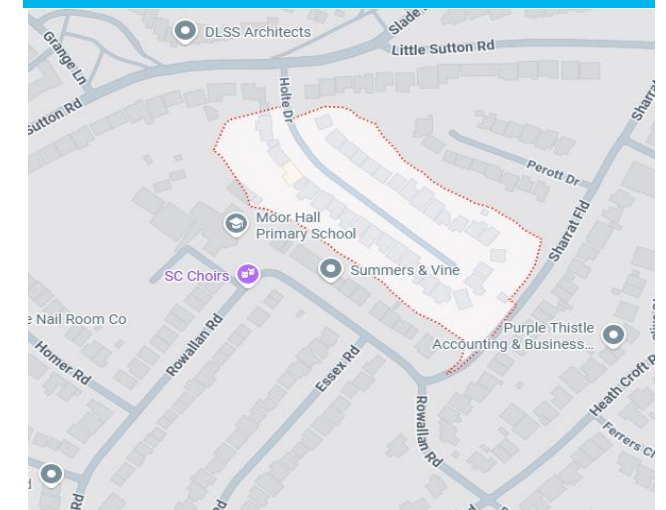


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Plan produced using PlanUp.

Energy Performance Rating

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

Map Location







**PAUL
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Estate Agents
Sales & Lettings

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.

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