



**PAUL
CARR**
Estate Agents
Sales & Lettings

Essex Road, Four Oaks,
Sutton Coldfield, B75 6NR

Offers in Excess of £750,000

Step inside and prepare to be impressed. Flooded with natural light and offering an exceptional sense of space throughout, this stunning five-bedroom home has been designed for modern family living.

A large and welcoming entrance hall immediately sets the tone, leading through to beautifully proportioned large living room with dual aspect views. To the rear, the real showstopper awaits — a spectacular open-plan kitchen and family area, creating a bright, sociable heart to the home.

Whether it's relaxed family time, entertaining friends or hosting special occasions, this is a space made to be enjoyed. The ground floor is completed by a practical utility room, contemporary bathroom, excellent storage and an integral garage, providing all the functionality a busy household could need.

Upstairs, the impressive proportions continue with five generous bedrooms, offering superb flexibility for family, guests or home working. Two stylish modern bathrooms serve the first floor, completing a home that combines space, light and contemporary living beautifully. The rear garden is well maintained and enjoys a lovely patio ideal for seating. To the fore the drive provides ample off road parking.

Essex Road provides an excellent location for access to highly regarded local schools and major road links are just a short commute. The shops, bars and restaurants of the Mulberry Walk development in Mere Green can also be reached on foot alongside train links with direct routes into Birmingham and Lichfield City Centres.

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

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room 8.36m (27'5") x 3.63m (11'11")

Open plan Kitchen/Dining/Family Area 7.19m (23'7") x 4.78m (15'8")

Utility 2.51m (8'3") max x 1.42m (4'8")

Bathroom 2.36m (7'9") x 1.78m (5'10")

Storage Garage 3.28m (10'9") x 1.85m (6'1")

Landing

Bedroom 1 4.09m (13'5") x 3.18m (10'5")

Bedroom 2 4.09m (13'5") x 2.77m (9'1")

Bedroom 3 3.71m (12'2") x 3.35m (11')

Bedroom 4 3.35m (11') x 3.20m (10'6")

Bedroom 5 2.95m (9'8") x 1.49m (4'11")

Bathroom 2.34m (7'8") x 1.96m (6'5")

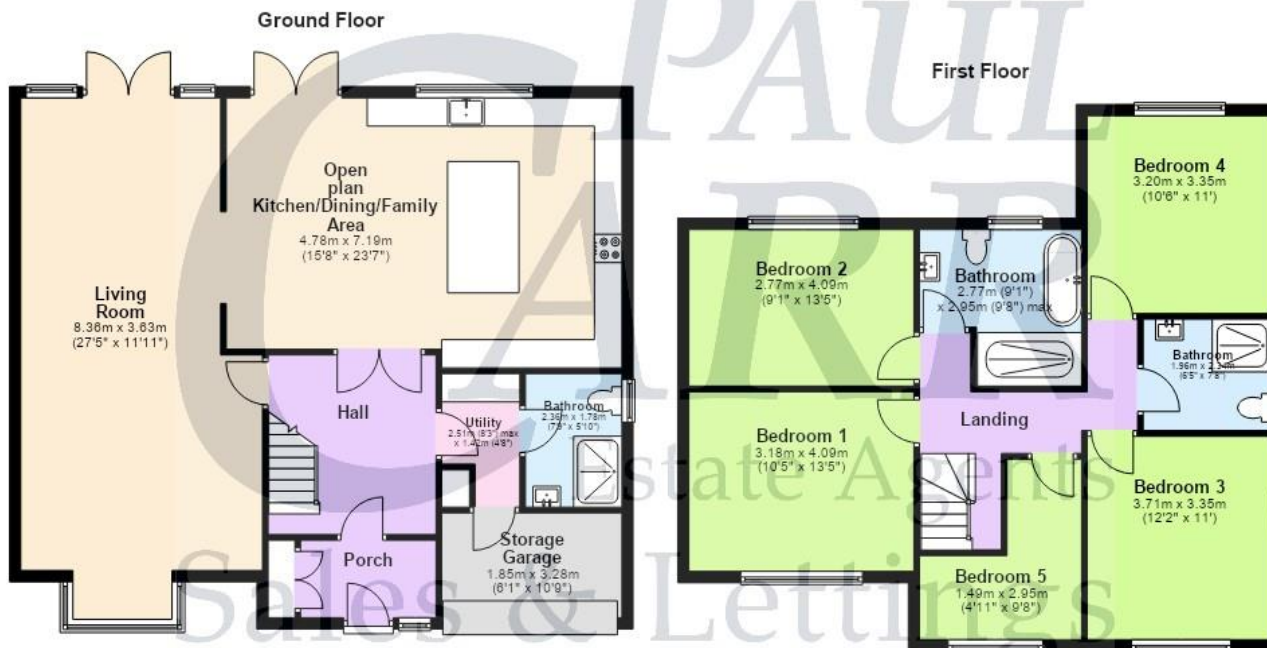
Bathroom 2.95m (9'8") max x 2.77m (9'1")





Floor Plan

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

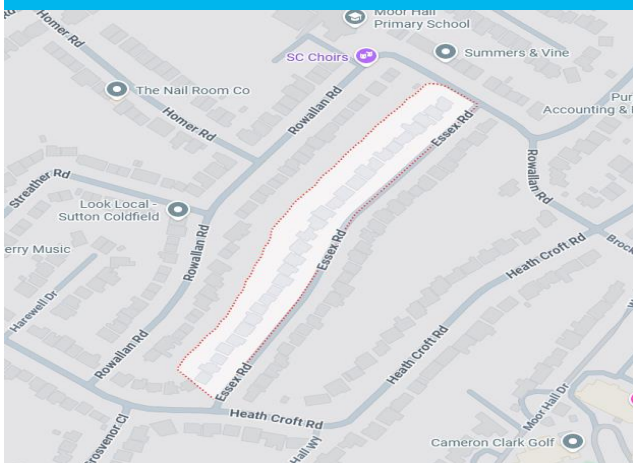


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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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