



**PAUL
CARR**
Estate Agents
Sales & Lettings

Shepherds Pool Road, Four Oaks,
Sutton Coldfield, B75 6NB

Offers in Excess of £485,000

Located on the highly sought-after Shepherds Pool Road and enjoying far-reaching views, this bright, south-facing detached residence has been a cherished family home for more than 55 years.

Offering spacious and flexible accommodation along with a beautifully maintained private rear garden, the property presents a wonderful opportunity for families and is offered for sale with no onward chain.

Internally, the home is filled with natural light and provides well-proportioned living space. The open-plan living and dining room benefits from dual-aspect windows, allowing pleasant views across open fields to the front and the private garden to the rear, creating a bright and inviting environment for both relaxing and entertaining. The kitchen, fitted with attractive oak cabinetry while a convenient ground-floor WC adds practicality. The property also benefits from an integral garage and a versatile utility/office/workshop area.

Upstairs, there are three generously sized bedrooms, each featuring fitted wardrobes, along with a family bathroom and a separate WC.

To the front, the property is set back from the road behind a spacious driveway providing parking for multiple vehicles. The home overlooks an attractive scenic view to the front. The South West facing rear garden offers a peaceful and private outdoor space that is not significantly overlooked.

Ideally positioned within easy reach of Mere Green, residents can enjoy a range of amenities including shops, bars and restaurants, as well as access to well-regarded local schools and convenient bus and train connections to surrounding towns and the wider region.

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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Porch

Hall

Living Room
4.78m (15'8") x 4.32m (14'2")

Dining Room
4.32m (14'2") x 2.74m (9')

Kitchen
3.81m (12'6") x 2.69m (8'10")

Garage

WC

Landing

Bedroom 1
3.71m (12'2") x 2.69m (8'10")

Bedroom 2
3.18m (10'5") x 2.64m (8'8")

Bedroom 3
3.05m (10') x 2.74m (9')

Bathroom

WC





Floor Plan

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

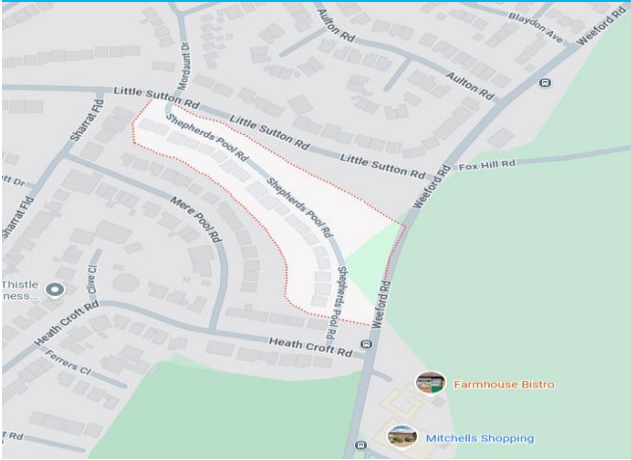


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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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