



**PAUL  
CARR**  
Estate Agents

Wilmcote Drive, Four Oaks,  
Sutton Coldfield, B75 5ED

**Offers in Excess of £280,000**

## Four Oaks

Offers in Excess of £280,000



A superb opportunity for first-time buyers, downsizers, or investors seeking a quiet yet convenient location with spacious accommodation both inside and out.

The property features a well-fitted kitchen and a bright living room to the rear, enjoying pleasant views over the garden and beyond. There are two generous double bedrooms and a bathroom complete with a bathtub.

Outside, the home benefits from a good-sized rear garden, ideal for relaxing or entertaining, together with a large driveway to the side providing ample off-road parking.

Set in this quiet cul-de-sac location within easy reach of Mere Green Centre, this deceptively spacious family home offers well presented, thoughtfully improved accommodation in a popular area.



## Property Specification



Hall

Dining Room  
3.89m (12'9") x 3.66m (12')

Kitchen  
3.16m (10'5") x 1.78m (5'10")

Landing

Bedroom 1  
2.84m (9'4") x 2.69m (8'10")

Bedroom 2  
2.67m (8'9") x 2.40m (7'11")

Bathroom

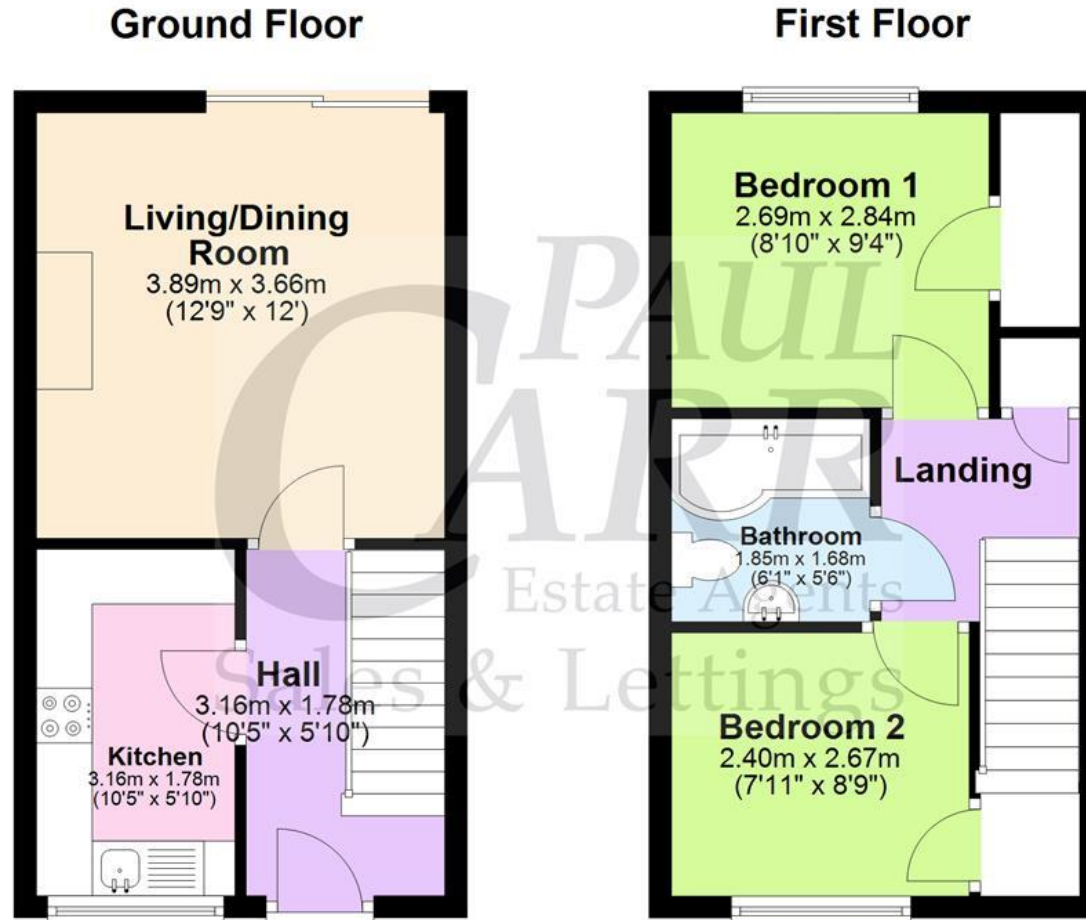
### Agent's Note:

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.

# 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 Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

## Map Location

