



Big House. Big Personality. Plenty of Surprises.

Owned from new and tucked away on a private drive, this impressive three-storey home offers bags of space and a layout that was clearly designed with both everyday family life and having a good time in mind.

Step inside and you'll find a welcoming living room to the front, while the rear of the house is where things really get interesting. The kitchen opens into a fantastic dining, games and entertaining space, complete with its very own bar. Dinner with the family, a few games with friends or drinks at the bar — why bother going out when you've got all this at home? There's also a spacious utility room to keep the practical stuff out of sight, plus a home office/study to the front, downstairs WC and plenty of useful storage.

Head upstairs to the first floor, where you'll find four bedrooms, including one with its own en-suite, together with a separate family bathroom. And then there's the top floor... The entire second floor is home to a large bedroom with its own en-suite, creating a brilliant private retreat away from the rest of the house.

The current owners have had it from brand new, and now it's ready for its next chapter. Could that be yours?

Wheatsheaf Close offers easy access to Little Sutton Primary School, Harvest Fields Community Centre, and surrounding green spaces. Nearby Mere Green provides a range of shops, bars, bistros, cafés and supermarkets, while Four Oaks station offers direct links to 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



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Hall

Living Room 4.62m (15'2") x 3.73m (12'3")

Kitchen 3.47m (11'5") x 3.30m (10'10") max

Utility 2.36m (7'9") x 1.58m (5'2")

Dining Room 3.03m (9'11") x 2.81m (9'3")

Bar/Games Area 5.64m (18'6") x 4.89m (16')

Office 2.92m (9'7") x 2.06m (6'9")

WC 1.91m (6'3") x 1.07m (3'6")

Storage Garage

Landing

Bedroom 2 4.27m (14') x 3.28m (10'9")

Ensuite 2.29m (7'6") max x 1.82m (6')

Bedroom 3 3.34m (11') x 3.30m (10'10")

Bedroom 4 3.34m (11') x 3.07m (10'1")

Bedroom 5 3.02m (9'11") x 2.36m (7'9")

Bathroom 2.46m (8'1") x 2.13m (7')

Landing 3.18m (10'5") max x 2.52m (8'3")

Bedroom 1 5.44m (17'10") x 3.94m (12'11")

En-suite 3.18m (10'5") x 1.37m (4'6")





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	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location





Agent's Note:

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