



Shelley Drive, Four Oaks,
Sutton Coldfield, B74 4YD

£575,000

This much-loved detached family home has been owned by the same family for nearly half a century and offers generous, versatile living accommodation throughout. With its excellent proportions, character, this property presents a rare opportunity to acquire a much-loved home with endless potential. The spacious living room provides a welcoming heart to the home — ideal for relaxing with family or entertaining guests.

The kitchen, which opens into a handy utility area, offers excellent functionality and scope for modernisation to suit personal taste. A separate office/study provides the perfect space for home working, while the garden room is a true highlight — featuring a bar area, creating a fantastic setting for socialising or unwinding while enjoying views over the garden. A convenient ground-floor WC completes the downstairs layout.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with ensuite, alongside a stylish wet room serving the remaining bedrooms.

Outside, the property boasts a detached double garage and a well-maintained garden with a pergola offering plenty of space for outdoor living.

Shelley Drive is a fantastic location for access to highly regarded local schools and the nearby Hill Hook Nature Reserve is a perfect spot for walks. Blake Street Train Station is just a short walk away and offers direct routes into Birmingham and Lichfield City Centres and local buses are also accessible on Hill Hook Road.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room 5.46m (17'11") x 3.56m (11'8")

Kitchen 3.89m (12'9") x 3.25m (10'8")

Utility 3.43m (11'3") x 1.52m (5')

Office 3.30m (10'10") x 3.25m (10'8")

Garden Room

WC

Double Garage

Landing

Bedroom 1 3.56m (11'8") x 2.00m (6'7")

En-suite

Bedroom 2 3.43m (11'3") x 3.30m (10'10")

Bedroom 3 3.43m (11'3") max x 3.38m (11'1")

Bedroom 4 2.51m (8'3") x 2.38m (7'10")

Wet Room





Floor Plan

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

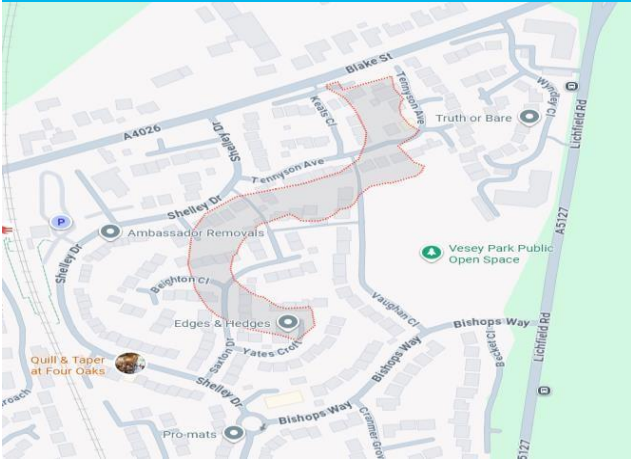


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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: