



**PAUL
CARR**
Estate Agents
Sales & Lettings

Beech Close, Four Oaks,
Sutton Coldfield, B75 5GA

£750,000

Tucked away behind private gates, this beautifully loved detached family home offers a wonderful sense of warmth, space and comfort from the moment you arrive.

Available with no upward chain, it has clearly been a cherished home where family life has flourished for many years. The welcoming living room is filled with natural light thanks to its delightful dual aspect views, creating a bright yet cosy space to relax and unwind. In addition, a separate family room provides the perfect setting for everyday living, children's play space or entertaining guests.

At the heart of the home is the spacious breakfast kitchen, ideal for busy mornings and relaxed family meals, complemented by a practical utility room for added convenience. The conservatory offers a peaceful spot to enjoy views of the beautifully maintained garden throughout the seasons and further enhances the home's versatile living space.

Upstairs, the attractive galleried landing adds character and elegance, leading to four well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms provide comfortable accommodation for family and guests alike.

Outside, the property continues to impress with a generous driveway, double garage and beautifully maintained gardens, all set behind secure gated access for added privacy and peace of mind. A truly inviting family home, full of warmth and happy memories, ready for its next chapter.

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 6.20m (20'4") x 3.71m (12'2")

Breakfast Kitchen 6.32m (20'9") x 4.17m (13'8")

Conservatory

Family Room 3.07m (10'1") x 2.81m (9'3")

Utility 2.57m (8'5") x 1.52m (5')

WC

Double Garage

Landing

Bedroom 1 6.66m (21'10") x 4.12m (13'6") max

En-suite

Bedroom 2 3.78m (12'5") x 3.00m (9'10")

Bedroom 3 4.22m (13'10") x 3.68m (12'1") max

Bedroom 4 3.71m (12'2") x 2.23m (7'4")

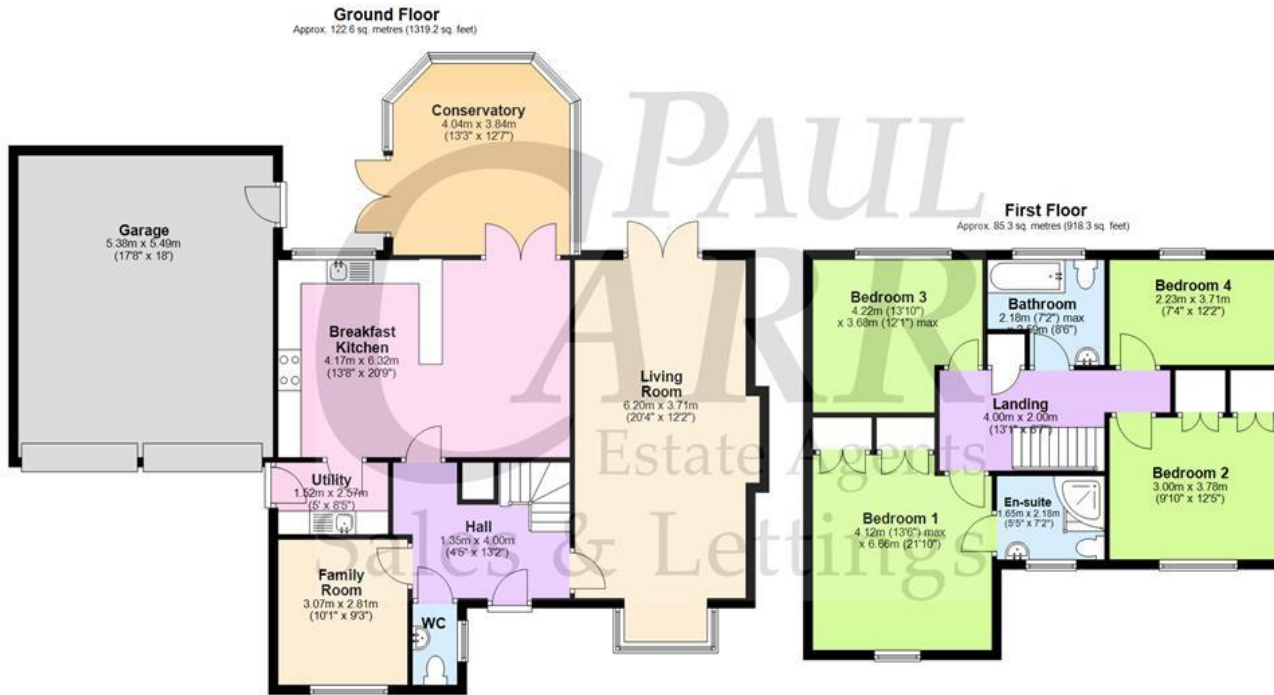
Bathroom





Floor Plan

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



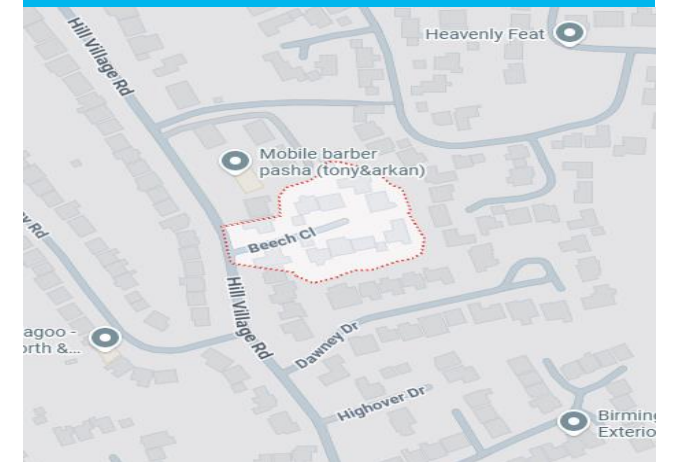
Total area: approx. 207.9 sq. metres (2237.5 sq. feet)

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Plan produced using PlanItUp

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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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