



**PAUL
CARR**
Estate Agents

Highcroft Drive, Sutton Coldfield, B74 4SX

Auction Guide Price £550,000

£550,000



Situated in a quiet cul-de-sac location opposite Sutton Park, this detached family home is offered for sale with no upward chain and presents an excellent opportunity for buyers looking to modernise and create their ideal home. Requiring updating throughout, the property offers fantastic potential to extend (subject to planning).

The accommodation comprises a spacious living room to the front, a breakfast kitchen to the rear, and a versatile snug to the side, ideal as a second reception room, home office or playroom.

To the first floor are four well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a generous wrap-around garden, providing ample outdoor space and further scope for extension if desired. A double garage and driveway provide excellent off-road parking and useful storage.

Located in heart of Four Oaks, close to the vibrant Mere Green shopping complex with bars, cafes, gyms, and shops, walking distance to Royal Sutton Park, and within close proximity of local train stations.



Property Specification

NO UPWARD CHAIN
Being Sold by Paul Carr Modern Auction (BUY IT NOW
Option Available) - Reservation Fee Applies
Lots of potential
Large living room to fore
Breakfast kitchen

Kitchen/Breakfast Area 6.65m (21'10") x 2.46m (8'1")

Dining Area 4.06m (13'4") x 2.64m (8'8")

Hall

Living Room 6.22m (20'5") x 2.95m (9'8")

WC 1.45m (4'9") x 1.18m (3'10")

Landing

Bedroom 1 3.63m (11'11") x 3.53m (11'7")

Bedroom 2 3.43m (11'3") x 3.07m (10'1")

Bedroom 3 3.53m (11'7") x 2.46m (8'1")

Bedroom 4 3.43m (11'3") x 2.67m (8'9")

Bathroom 1.97m (6'6") x 1.68m (5'6")

Garage

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: 13th July 2026

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.

Viewer's Note:

Services connected: gas, water, electric
Council tax band: E
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

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 Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

