PAUL CARR Estate Agents Sales & Lettings

Four Oaks | 0121 308 3737 | Fouroaks@paulcarrestateagents.co.uk




# Weaver Court, Four Oaks, Sutton Coldfield, B75 5UE

**£290,000**

## £290,000

2 | 2 | 1

A Coach House Like No Other – Deceptively Spacious, Beautifully Designed and Full of Surprises - Ideal for first-time buyers, downsizers or those looking for something a little different.

The surprises begin on the ground floor, where a superb double bedroom enjoys the luxury of its own en-suite shower room, a kitchenette area and direct access to the patio. This fantastic space offers a real sense of privacy and independence, creating the perfect retreat and adding a level of versatility rarely found in a traditional coach house.

Upstairs, the accommodation opens into a bright and inviting open-plan living and kitchen area, providing a fantastic space for both relaxing and entertaining. The modern kitchen is stylishly finished with sleek black stone worktops, adding a contemporary and sophisticated touch. Also on the first floor is a further well-proportioned bedroom and a separate bathroom, making the layout particularly practical and flexible.

Externally, the property benefits from its own garage and driveway, providing valuable off-road parking. All amenities are easily accessible with local shops within easy reach on Little Sutton Road.

Harvest Fields Community Centre is within walking distance along with local schools including Little Sutton primary school, Moor Hall and Mere Green primary school.



















# Property Specification

Unique Coach House
Set over 2 floors
Well fitted kitchen
2 double bedrooms
Bedroom one with ensuite, kitchenette area
Low maintenance rear garden

## Open Plan Living/Kitchen Area
6.05m (19'10") x 4.75m (15'7")

## Bedroom 1
4.11m (13'6") x 3.89m (12'9")

## Bathroom
2.13m (7') x 1.65m (5'5")

## Garage
8.23m (27') x 2.62m (8'7")

## Bedroom 2
4.01m (13'2") x 3.23m (10'7")

## En-suite
2.06m (6'9") x 1.40m (4'7")

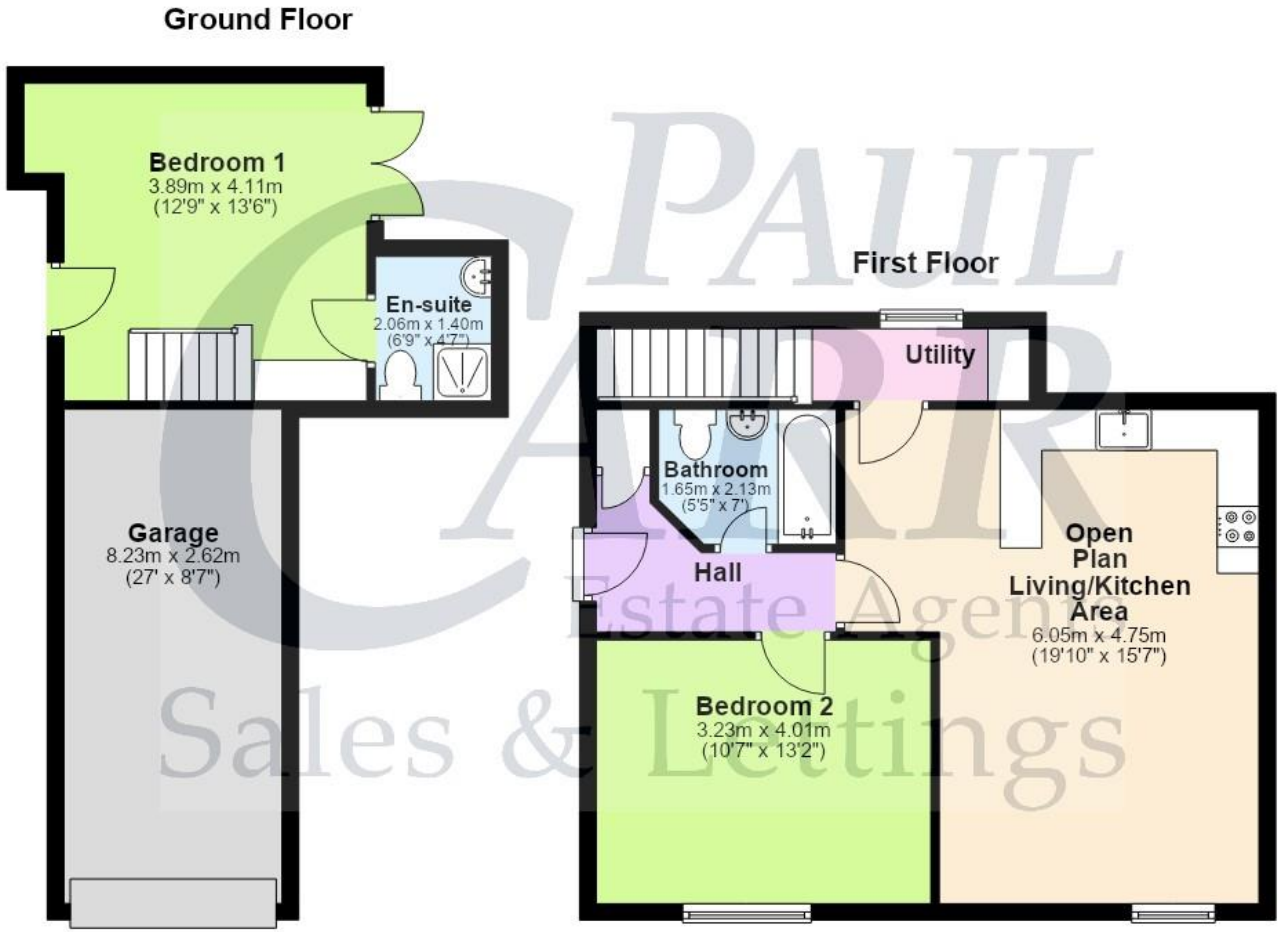
***Agent's Note:***

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 £47.50 + VAT (£57 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.

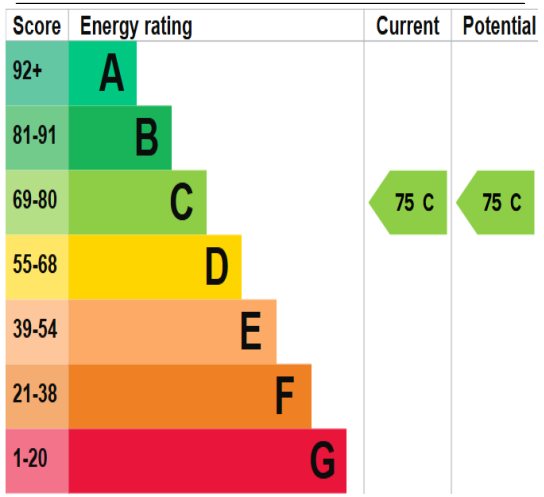
# Floor Plan

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

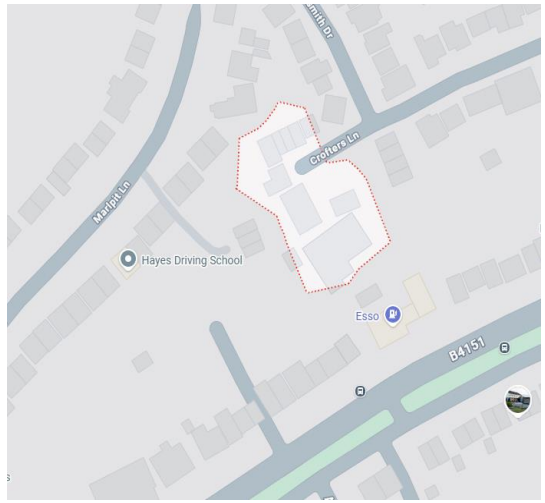



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

## Energy Efficiency Rating




## Map Location




www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman