



**PAUL
CARR**
Estate Agents
Sales & Lettings

Gresley Close, Four Oaks
Sutton Coldfield, B75 5HT

Offers Over £525,000

Welcome to this delightful, detached home, perfectly positioned in a quiet cul-de-sac and offering a wonderful sense of light and flow throughout. With bright, airy rooms and a layout designed for modern family living, this property is ready to be enjoyed from the moment you step inside.

The ground floor welcomes you with a large, light-filled living and dining room — an ideal space for cosy evenings, family gatherings, or hosting friends. The well-fitted kitchen provides plenty of storage and workspace and provides access to the lean-to to the side of the home. While a convenient downstairs WC adds everyday practicality. The property also benefits from a garage.

Upstairs you'll find four well-proportioned double bedrooms, offering flexibility for family life, guests, or even a home office. A modern family bathroom serves the upper floor, and the bright landing enhances the sense of space and natural light throughout.

Step outside and the home continues to impress. The generous rear garden provides a wonderful space for relaxing, gardening, or summer barbecues, while the front of the property features a private driveway offering off-street parking.

Set on a popular cul de sac off Hill Village Road and conveniently located for the amenities at the newly regenerated Mulberry Walk, as well as highly regard schools for all ages and transport links.

This won't be available for long, so call Beverley, Cian and Ben to view now!

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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Porch

Hall

Living Room/Dining Room
7.29m (23'11") x 3.53m (11'7")

Kitchen
3.86m (12'8") x 2.49m (8'2")

WC

Garage
17'3"(5.26m) x 8'4" (2.55m)

Lean-to

Landing

Bedroom 1
3.71m (12'2") x 3.53m (11'7")

Bedroom 2
3.86m (12'8") x 2.87m (9'5")

Bedroom 3
3.53m (11'7") x 3.53m (11'7")

Bedroom 4
2.69m (8'10") x 2.47m (8'1")

Bathroom





Floor Plan

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

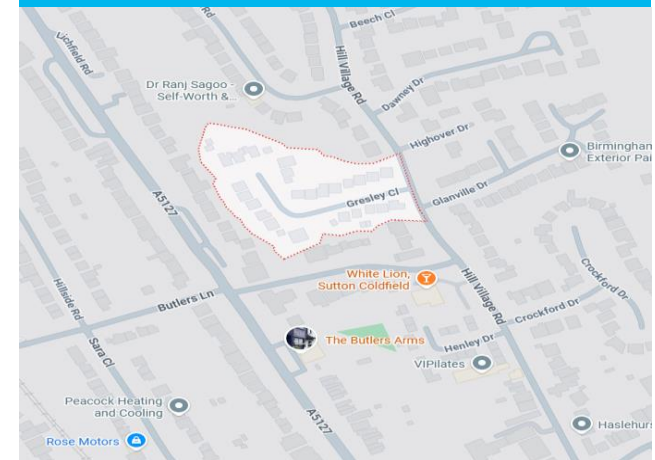


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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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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