



Harcourt Drive,
Sutton Coldfield, B74 4LN

Offers Over £550,000

With five bedrooms in total, three en-suites and a sought-after end-of-cul-de-sac position, this is a substantial and flexible family home offering an excellent balance of living and bedroom accommodation. Positioned at the end of a quiet cul-de-sac, this impressive detached family home offers spacious and versatile accommodation arranged over two floors, complemented by a south-facing rear garden and a driveway to the front.

The ground floor features a welcoming living room together with a generous kitchen/dining area to the rear, providing an ideal space for family life and entertaining with access towards the garden. There is also a convenient WC and a ground-floor bedroom with its own en-suite, making it particularly well suited to guests, older children or multi-generational living.

Upstairs, the property offers four further bedrooms, with Bedroom one and two benefiting from its own en-suite facilities.

Externally, the home enjoys a desirable south-facing rear garden, ideal for making the most of the sunshine throughout the day, while a driveway to the front provides off-road parking.

Harcourt Drive leads off Clarence Road providing an ideal location for access to highly regarded local schools, shops and amenities and viewings of this property are highly encouraged in order to fully appreciate the space and fantastic location.

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

or via Fouroaks@paulcarrestateagents.co.uk

An aerial photograph of a residential property. The property features a large house with a red-tiled roof and a chimney. A paved driveway leads to a garage. The garden is green and contains a lawn, a patio area with outdoor furniture, and a large tree. The property is surrounded by other houses and trees.

**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living Room 4.57m (15') max x 3.45m (11'4")

Kitchen/ Dining Area 8.15m (26'9") x 4.83m (15'10")

Utility 3.33m (10'11") x 1.40m (4'7")

WC 1.40m (4'7") x 0.90m (2'11")

Bedroom 5 4.08m (13'4") x 2.44m (8') max

En-suite 2.44m (8') x 0.83m (2'9")

Landing

Bedroom 1 4.50m (14'9") x 3.94m (12'11")

En-suite 3.56m (11'8") x 1.50m (4'11") max

Bedroom 2 4.22m (13'10") x 2.48m (8'1")

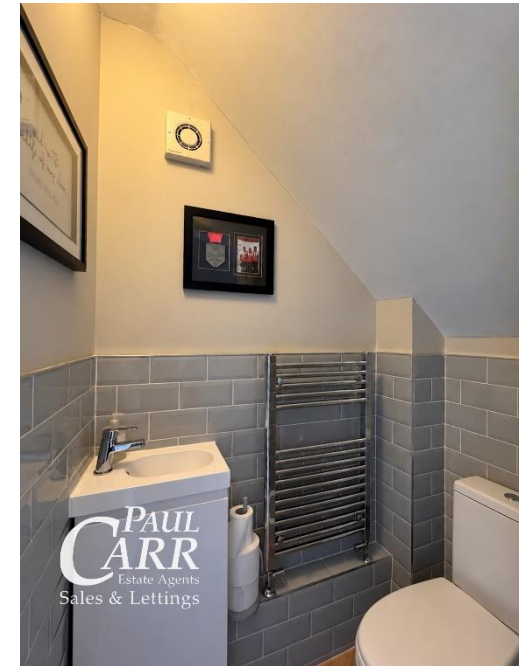
En-suite 2.44m (8') x 0.83m (2'9")

Bedroom 3 2.94m (9'8") max x 2.39m (7'10")

Bedroom 4 3.05m (10') x 2.83m (9'4") max

Bathroom 2.59m (8'6") x 2.29m (7'6")





Floor Plan

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

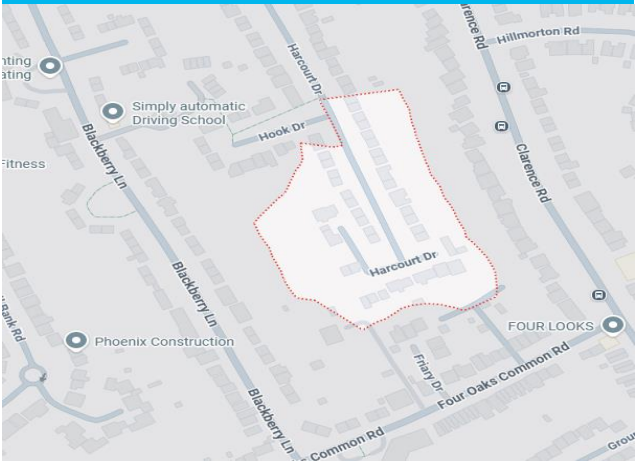


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Plan produced using PlanUp.

Energy Performance Rating

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

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.

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