



**PAUL
CARR**
Estate Agents
Sales & Lettings

Heathfield Road, Four Oaks,
Sutton Coldfield, B74 4JA

£425,000

Nestled in a peaceful cul-de-sac, this well-positioned property offers a quiet residential setting while remaining conveniently close to a range of local amenities. Ideally located near highly regarded schools, it is perfect for families, with excellent transport links nearby providing easy access to surrounding towns, city centres, and commuter routes. Shops, parks, and everyday essentials are also within easy reach, making this a practical and desirable location.

To the front of the property, there is a bright and welcoming living room along with a separate dining room, providing excellent space for both relaxing and entertaining. To the rear, a conservatory overlooks the garden, creating an additional reception area filled with natural light.

The kitchen is fitted with attractive marble worktops to one side and offers ample storage and workspace. Complementing the ground floor is a useful utility room, a modern shower room, and a cosy snug, perfect as a second sitting room, home office, or playroom. Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a beautifully maintained rear garden, ideal for outdoor enjoyment, while a driveway to the front provides convenient off-road parking.

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 3.51m (11'6") x 3.20m (10'6")

Dining Room 3.45m (11'4") max x 3.20m (10'6")

Kitchen 3.48m (11' 5") x 2.46m x (8'1") max

Conservatory

Utility Area 3.51m (11'6") x 2.00m (6'7")

Shower Room

Snug 3.58m (11'9") x 2.42m (7'11")

Landing

Bedroom 1 3.45m (11'4") max x 3.20m (10'6")

Bedroom 2 3.51m (11'6") x 3.20m (10'6")

Bedroom 3 2.51m (8'3") x 2.21m (7'3")

Bathroom





Floor Plan

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



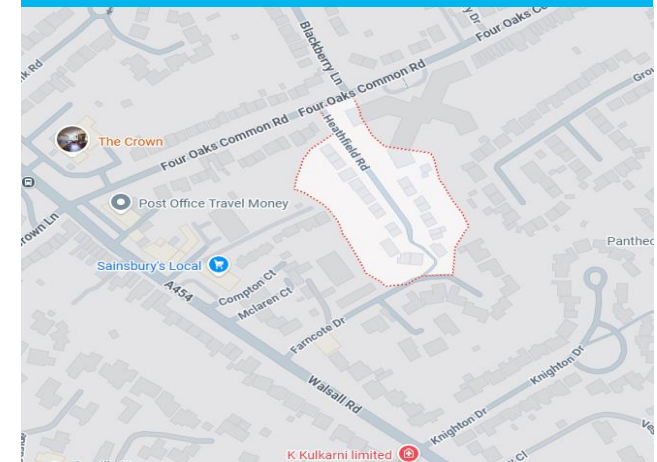
Total area: approx. 111.8 sq. metres (1203.0 sq. feet)

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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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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