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

Ramblers Way, Four Oaks
Sutton Coldfield, B75 5DJ

£775,000

Owned from new and thoughtfully enhanced by the current owners, this remarkable five-bedroom detached home offers an exceptional amount of living space, an extended open-plan heart to the home and one of the widest gardens on the development.

The standout feature is undoubtedly the extended kitchen, dining and family room. Generously proportioned and designed around modern family life, this impressive space provides a wonderful setting for everything from relaxed everyday living to larger family gatherings and entertaining, with the garden beyond adding to the feeling of space.

At the front of the home, a separate living room offers a comfortable retreat, while the additional home office provides a dedicated space for working or studying. There is also a practical utility room and downstairs WC.

Upstairs, Bedroom one is particularly impressive, featuring its own dressing area and en-suite, while bedroom two also benefits from its own en-suite, making it ideal for guests or older family members. Three other bedrooms and storage complete the first floor accommodation.

The outside space really sets this home apart. With one of the widest gardens on the development, there is an abundance of room for outdoor dining, entertaining and family life.

A double garage provides excellent parking and storage, while solar panels are another valuable addition to this thoughtfully enhanced home.

Ramblers Way provides ideal for access to desirable Little Sutton Primary school and the popular Harvest Fields community centre which offers a range of activities and classes for all ages, along with the surrounding green and park. Nearby Mere Green centre has a wealth of amenities including Mulberry Walk which offers a range of bars, bistros and cafes plus there are several supermarkets and nearby train links from Four Oaks station offer direct routes into Birmingham & Lichfield City Centres.

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

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Hall

Living Room 6.02m (19'9") x 3.58m (11'9")

Dining Area 6.78m (22'3")max x 2.97m (9'9")

Kitchen 3.30m (10'10") x 3.02m (9'11")

Family Area 3.25m(10' 8") x 5.46m(17' 11")

Utility 2.19m (7'2") x 1.97m (6'5")

Office 2.78m (9'1") x 2.36m (7'9")

WC 2.24m (7'4") x 1.22m (4')

Double Garage 5.69m (18'8") x 5.56m (18'3")

Landing

Bedroom 1 5.70m (18'8") x 5.31m (17'5")

En-suite 2.64m (8'8") x 1.91m (6'3")

Bedroom 2 3.78m (12'5") x 3.63m (11'11")

Dressing Area 3.61m (11'10") x 1.17m (3'10")

En-suite 2.57m (8'5") x 2.08m (6'10")

Bedroom 3 3.22m (10'7") x 2.59m (8'6")

Bedroom 4 2.84m (9'4") x 2.84m (9'4")

Bedroom 5 2.36m (7'9") x 1.91m (6'3")

Bathroom 2.18m (7'2") x 1.70m (5'7")

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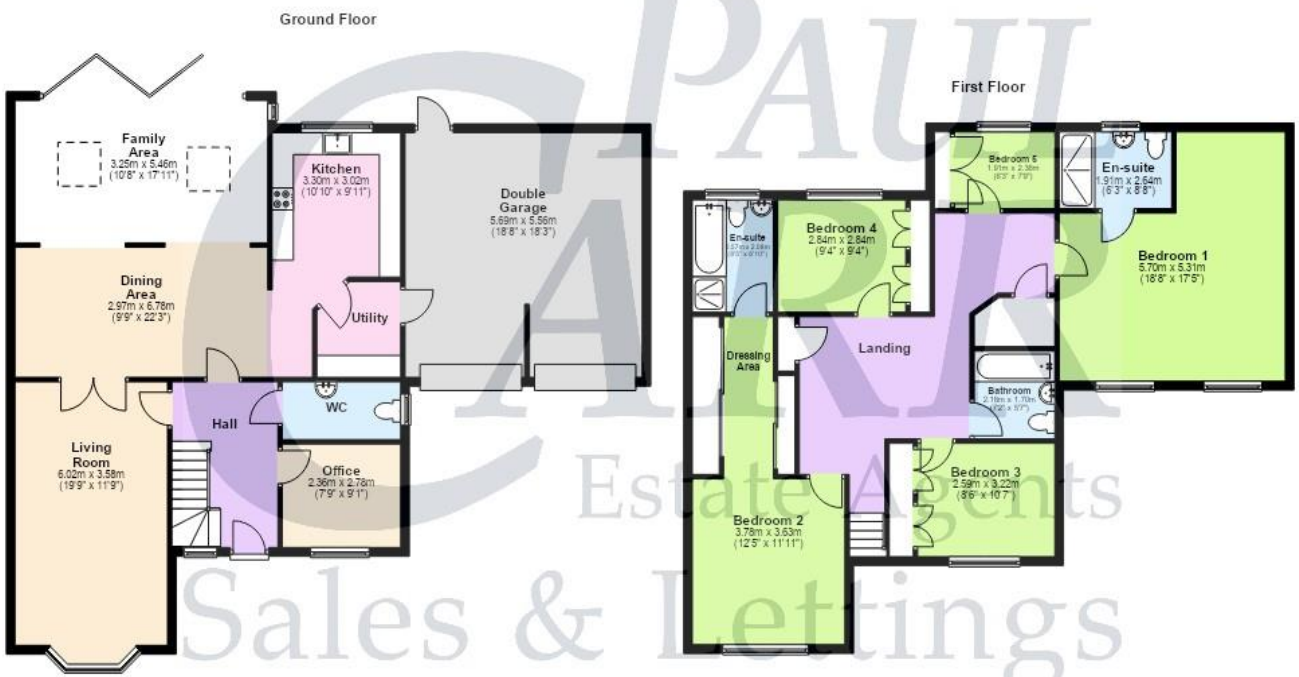
Floor Plan

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



Total area: approx. 244.2 sq. metres (2628.9 sq. feet)

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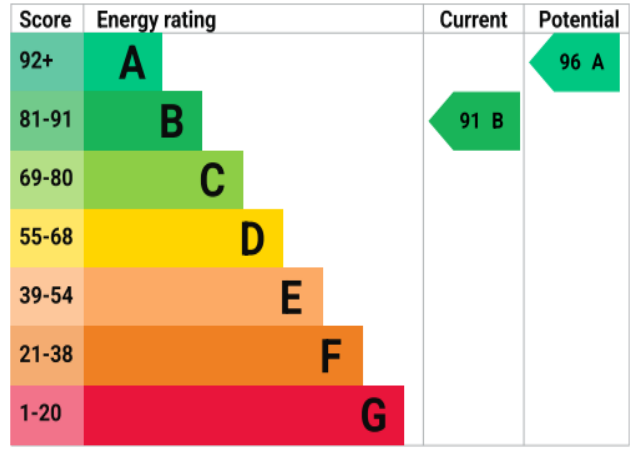
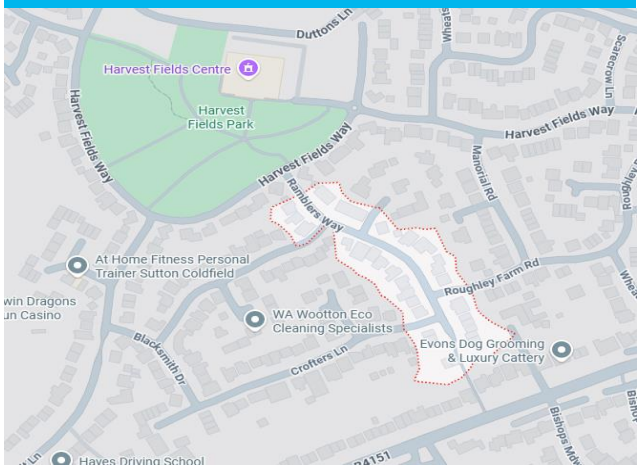
Plan produced using PlanUp.

Energy Performance Rating



Map Location



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Agent's Note:

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