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**Bodicote Grove, Four Oaks
Sutton Coldfield, B75 5TG**

Offers Over £660,000

This delightful, superbly presented and much improved imposing detached family home is set just a stroll from open fields. Benefitting from a superb location accessed just off Weeford Road and enjoying a fantastic position with a lovely private aspect, this detached family home has four generous bedrooms and is encouraged to be viewed in order to be fully appreciated.

Set behind a spacious private drive and beautifully tended fore garden, the house is accessed into a useful porch and recently decorated and welcoming entrance hall, with a guest cloakroom, stairs to the first floor and doors leading into the kitchen, lounge and dining room. The lounge is a fantastic size, ideal for all of the family to enjoy and relax, with a lovely bay window overlooking the front and a central feature log burning fireplace.

Double doors then lead into a spacious dining room with space for a large dining table, which enjoys beautiful views over the garden. The modern breakfast kitchen is a fantastic open space and minimalistic style to create a streamlined design and plenty of storage. A useful separate utility room provides access to the double garage and outside.

Completing the ground floor is the modern WC.

Leading from an easy tread staircase, bedroom one offers a fantastic space for a large bed and benefits from an ensuite and built in double wardrobe. Bedrooms two and three are also double rooms and enjoy a wealth of natural light whilst bedroom four is currently being used as a home office. A modern family bathroom completes the internal rooms.

Outside there is a well tended private garden with a spacious patio and lawned area plus useful gated side access which leads through to the drive at the front. Bodicote Grove is a superb location for families with lovely green open spaces to play and local amenities on your doorstep. Highly regarded local schools are also accessible on foot and nearby major road links offer routes into Birmingham and further afield.

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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Open Porch

Hall

Lounge 16' 5" x 13' 10" (5.00m x 4.21m)

Dining Room 13' 11" x 9' 1" (4.24m x 2.77m)

Kitchen 19' 8" x 11' 6" (5.99m x 3.50m)

Utility 8' 1" x 5' 1" (2.46m x 1.55m)

Garage 17' 5" x 16' 9" (5.30m x 5.10m)

WC 3' 9" x 5' 7" (1.14m x 1.70m)

Landing

Bedroom One 14' 1" x 13' 0" (4.29m x 3.96m)

Ensuite 4' 10" x 7' 3" (1.47m x 2.21m)

Bedroom Two 12' 5" x 9' 4" (3.78m x 2.84m)

Bedroom Three 8' 7" x 10' 6" (2.61m x 3.20m)

Bedroom Four 8' 9" x 9' 4" (2.66m x 2.84m)

Bathroom 7' 5" x 5' 5" (2.26m x 1.65m)





Floor Plan

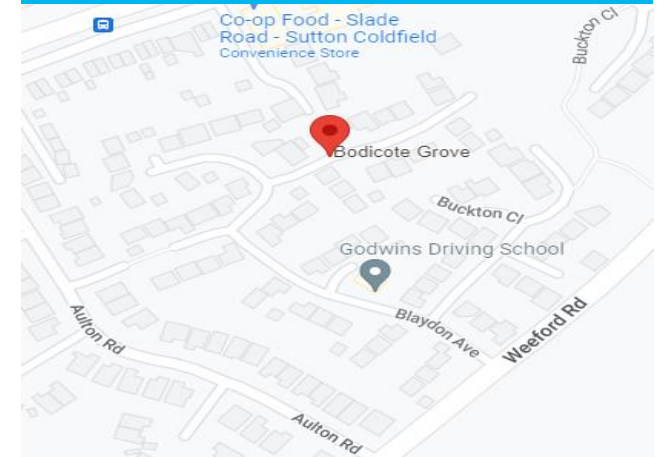
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 71 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:

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