



Holte Drive, Four Oaks
Sutton Coldfield, B75 6PR

Offers Over £600,000

This fantastic no upward chain family home is tucked away in a quiet and friendly cul-de-sac—perfect for those seeking a little peace without sacrificing space - With plenty of room to grow, entertain, and unwind, this home is ready to welcome its next chapter.

Step inside and you'll find a spacious dining room to the front, while the large living room to the rear is the true heart of the home, complete with a cosy log burner—perfect for relaxing evenings in. The well fitted breakfast kitchen with integrated appliances offers a great spot for busy mornings and casual meals and is complete with a built in utility area and provides access to a WC.

Upstairs, there are four good sized bedrooms, including bedroom one with its own ensuite, plus a separate family bathroom and WC. The private rear garden is mainly laid to lawn edged by mature shrubs and a large patio area. The drive to the front of the property provides plenty of parking for upto 6 cars.

Accessed via Little Sutton Road with countryside walks on the doorstep alongside the shops, bars and restaurants of Mulberry Walk in Mere Green, the location is perfect for anyone looking for the best of everything accessible on foot. Local Primary schools are highly regarded and with the benefit of a private driveway there's no need to use the car at weekends with Trains and bus links having direct links into both Birmingham and Lichfield City Centres.

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

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
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Porch

Hall

Living Room
7.34m (24'1") x 3.63m (11'11")

Dining Room
3.63m (11'11") x 3.63m (11'11") EXCLUDING BAY WINDOW

Breakfast Kitchen
6.16m (20'2") x 4.57m (15')

WC

Garage

Landing

Bedroom 1 EXCLUDING BAY WINDOW
3.63m (11'11") x 3.62m (11'11")

En-suite

Bedroom 2
4.32m (14'2") x 3.63m (11'11")

Bedroom 3
3.84m (12'7") x 2.36m (7'9")

Bedroom 4
2.79m (9'2") x 2.36m (7'9")

Bathroom

WC





Floor Plan

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

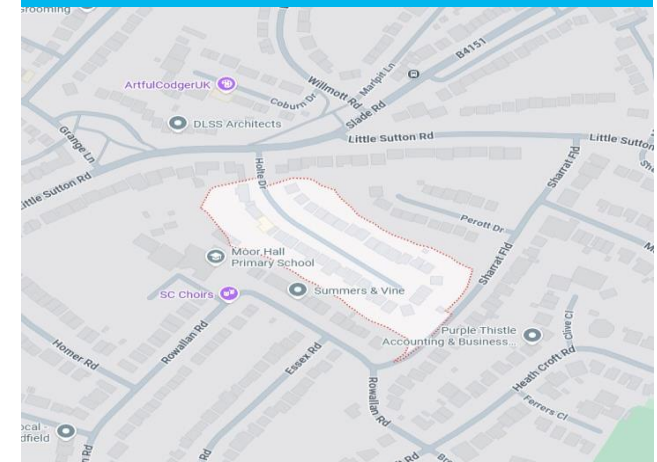


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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