



**PAUL
CARR**
Estate Agents
Sales & Lettings

Weymouth Drive, Four Oaks,
Sutton Coldfield, B74 4LF

£450,000

Stylish Modern Detached Home – No Upward Chain Offered to the market with no upward chain, this beautifully presented modern detached family home has been thoughtfully styled throughout, creating a contemporary and welcoming living environment as soon as you enter the home.

The heart of the home is the impressive open-plan living, dining, and kitchen space, designed for modern family life and entertaining. A striking central staircase creates an attractive focal point within the room, subtly defining the living areas while maintaining the sense of openness and flow. The kitchen is modern and well fitted with plenty of work space.

To the first floor, the property offers four bedrooms, including two bedrooms with their own en-suite shower rooms, alongside a family bathroom serving the remaining bedrooms.

Externally, the property benefits from a south-facing rear garden, enjoying a pleasant open outlook across the neighbouring school playing fields, providing a sense of space and privacy.

To the front, a driveway provides off-road parking. A superb opportunity to acquire a contemporary family home in move-in-ready condition, combining modern design, practical accommodation, and an enviable rear aspect. Located in a highly desirable area, it's ideal for families thanks to its proximity to excellent schools. Additionally, being within walking distance of Butler's Lane Station makes commuting or accessing local amenities highly convenient.

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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Living Room 5.54m (18'2") x 3.51m (11'6")

Kitchen/Dining Area 5.54m (18'2") x 5.46m (17'11")

WC 1.45m (4'9") x 1.11m (3'8")

Garage 5.08m (16'8") x 2.39m (7'10")

Landing 2.84m (9'4") x 2.49m (8'2")

Bedroom 1 3.96m (13') x 2.97m (9'9")

En-suite 1.91m (6'3") x 1.14m (3'9")

Bedroom 2 3.33m (10'11") x 2.00m (6'7")

En-suite 2.18m (7'2") x 0.84m (2'9")

Bedroom 3 2.64m (8'8") x 2.49m (8'2")

Bedroom 4 3.38m (11'1") x 2.11m (6'11")

Bathroom 1.91m (6'3") x 1.60m (5'3")





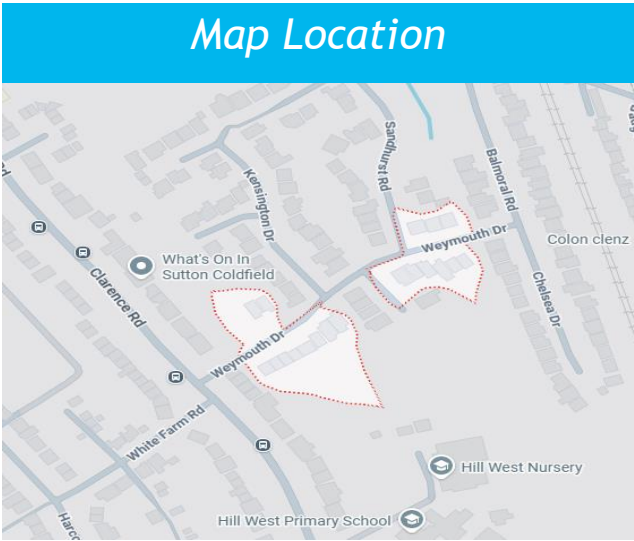
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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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