



**PAUL  
CARR**  
Estate Agents

Four Oaks Common Road,  
Sutton Coldfield, B74 4NL

**Guide Price £650,000**

A superb family home combining stylish design, practical living and exceptional entertaining space, finished to a high standard throughout.

The heart of the home is a stunning open-plan kitchen, finished with sleek contemporary cabinetry, high-quality integrated appliances, and a generous island with an inset sink, creating the perfect space for cooking, dining and entertaining. Large skylights and full-width sliding doors flood the room with natural light and provide a seamless connection to the beautifully landscaped rear garden – bringing the outdoors inside.

The welcoming entrance hall features an attractive internal glazed window overlooking the home office, allowing natural light to flow through while creating a striking architectural feature. To the front of the property is a cosy living room, the ground floor also benefits from a practical utility room and a dedicated home office and a wc.

The first floor offers four bedrooms, each providing comfortable and flexible accommodation for family living or guests. They are served by a luxurious spa-inspired family bathroom, complete with a freestanding bath, elegant fittings and a calming finish, alongside a separate stylish shower room for added convenience.

The second floor is dedicated to an impressive principal bedroom suite, offering a peaceful retreat with a spacious dressing room. Plumbing is already in place, providing the opportunity to add a bespoke en-suite bathroom if desired.

Outside, the beautifully landscaped rear garden is a private oasis, enjoying an enviable position that is not overlooked—creating the perfect setting for relaxing or entertaining.

A convenient location within Four Oaks. All amenities are easily accessible. Sutton Park is within walking distance and offers 2400 acres of natural park and woodland walks with Mere Green centre providing comprehensive amenities including shops, restaurants, and fine bistro dining.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



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Sales & Lettings

## Hall

Living Room 3.35m (11') x 3.02m (9'11")

Open Plan Dining/Kitchen 7.06m (23'2") x 4.24m (13'11")  
max

Family Area 3.43m (11' 3") x 3.30m (10' 10")

Utility 2.09m (6'10") x 1.73m (5'8")

Office 3.35m (11') x 2.01m (6'7")

## WC

## Landing

Bedroom 1 3.57m (11'8") x 3.22m (10'7")

Bedroom 2 3.23m (10'7") x 2.86m (9'4")

Bedroom 3 3.23m (10'7") x 2.11m (6'11")

Bedroom 4 2.44m (8') x 2.13m (7')

Bathroom 2.44m (8') x 1.75m (5'9")

Shower Room 1.80m (5'11") x 1.73m (5'8")

## Landing

Bedroom 5 4.53m (14'10") x 3.02m (9'11")

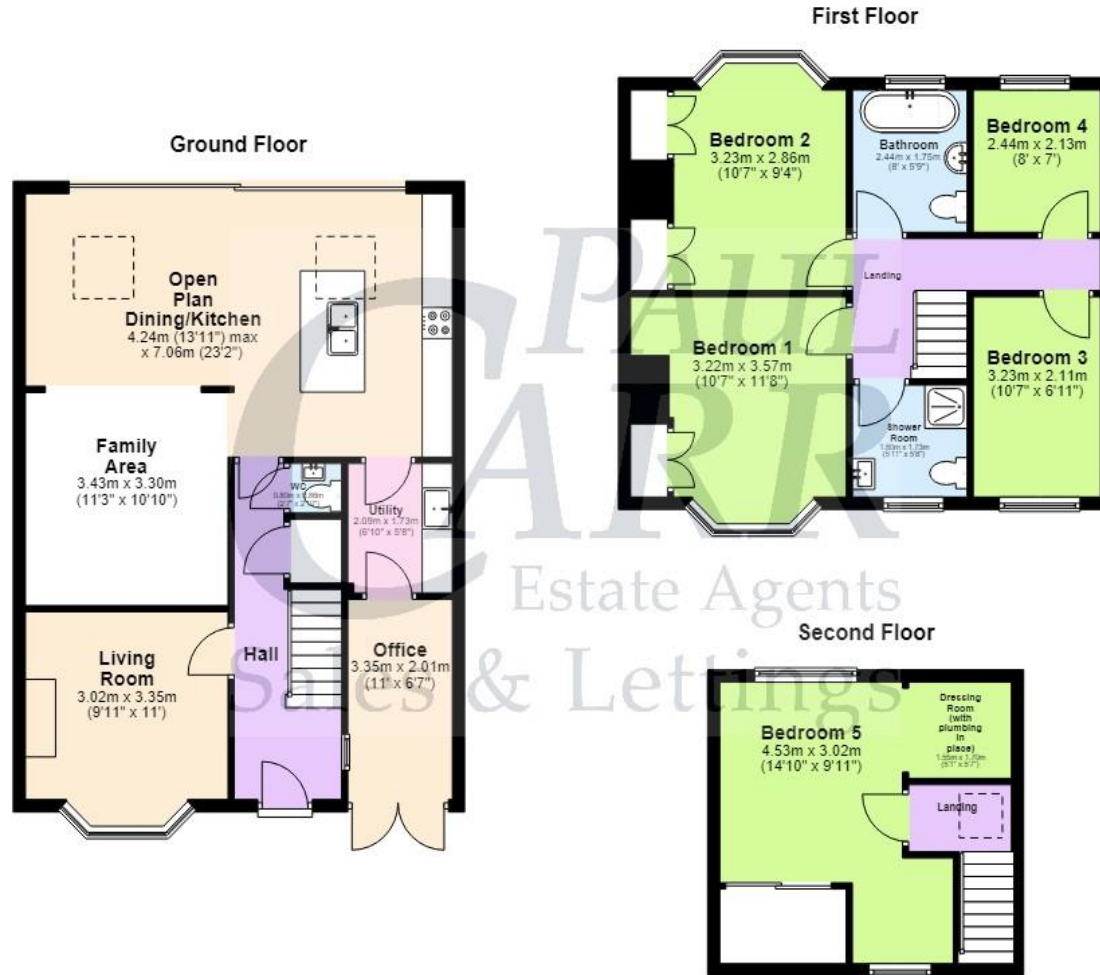
Dressing Room (with plumbing in place) 1.70m (5'7") x  
1.55m (5'1")





# Floor Plan

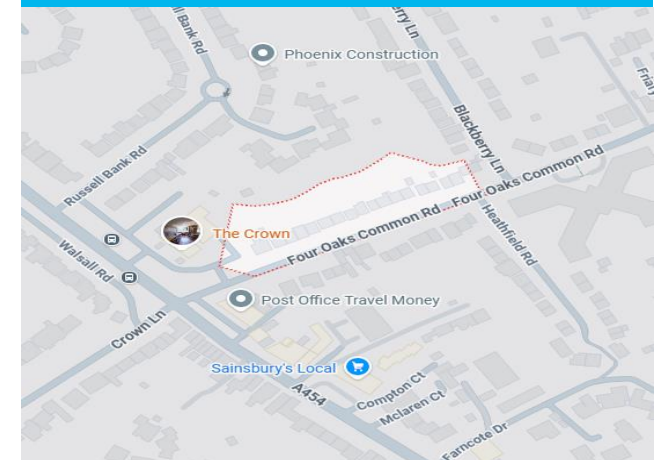
This floor plan is not drawn to scale and is for illustration purposes only

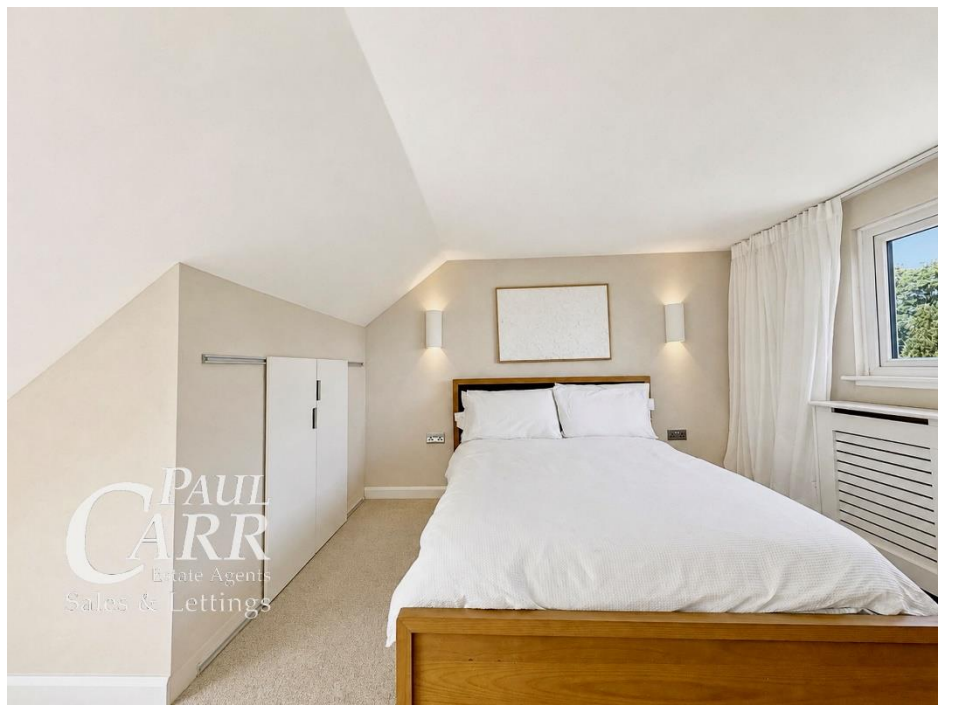


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Plan produced using PlanUp.

## Energy Performance Rating

## 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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