



Arlescote Close, Four Oaks,
Sutton Coldfield, B75 5AJ

Offers Over £550,000

Lovingly cared for by the same owner for over 50 years, this beautifully presented four-bedroom home offers a wonderful feeling of comfort, space and warmth from the moment you step inside.

Recently decorated and immaculate throughout, the property is ready to move straight into and enjoy. With no upward chain, it offers a smooth and stress-free opportunity for its next owners. The welcoming hallway features attractive Karndean flooring, setting the tone for the well-kept interiors beyond.

The living room is a bright and peaceful space, with a lovely corner window overlooking the garden. There is also a separate dining room, perfect for family meals and gatherings, along with a breakfast kitchen fitted with integrated appliances.

Upstairs, there are four good-sized bedrooms, including a principal bedroom with its own en-suite. A separate modern bathroom serves the remaining bedrooms.

Outside, the home continues to impress with a garage, driveway parking and a south-facing rear garden — a lovely spot to relax, entertain or enjoy the sunshine.

Tucked away at the end of a quiet cul-de-sac, this much-loved home is an ideal choice for anyone looking for a well-cared-for property with a welcoming, homely feel. Set in the ever popular Arlescote Close off Jordan Road, within easy reach of the newly regenerated Mere Green Centre as well as highly regarded schools for all age groups, this exceptional detached home offers excellent family accommodation.

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

or via Fouroaks@paulcarrestateagents.co.uk



Porch 1.27m (4'2") x 1.19m (3'11")

Hall 2.79m (9'2") x 0.41m (1'4")

Living Room 4.98m (16'4") x 3.68m (12'1")

Dining Room 3.99m (13'1") x 2.26m (7'5")

Kitchen 4.67m (15'4") x 2.34m (7'8")

WC 1.68m (5'6") x 1.50m (4'11")

Garage 5.10m (16'9") x 2.60m (8'6")

Landing

Bedroom 1 3.63m (11'11") x 3.51m (11'6")

En-suite 2.25m (7'5") x 1.70m (5'7")

Bedroom 2 4.61m (15'1") x 2.39m (7'10")

Bedroom 3 3.33m (10'11") x 2.46m (8'1")

Bedroom 4 2.57m (8'5") x 2.41m (7'11")

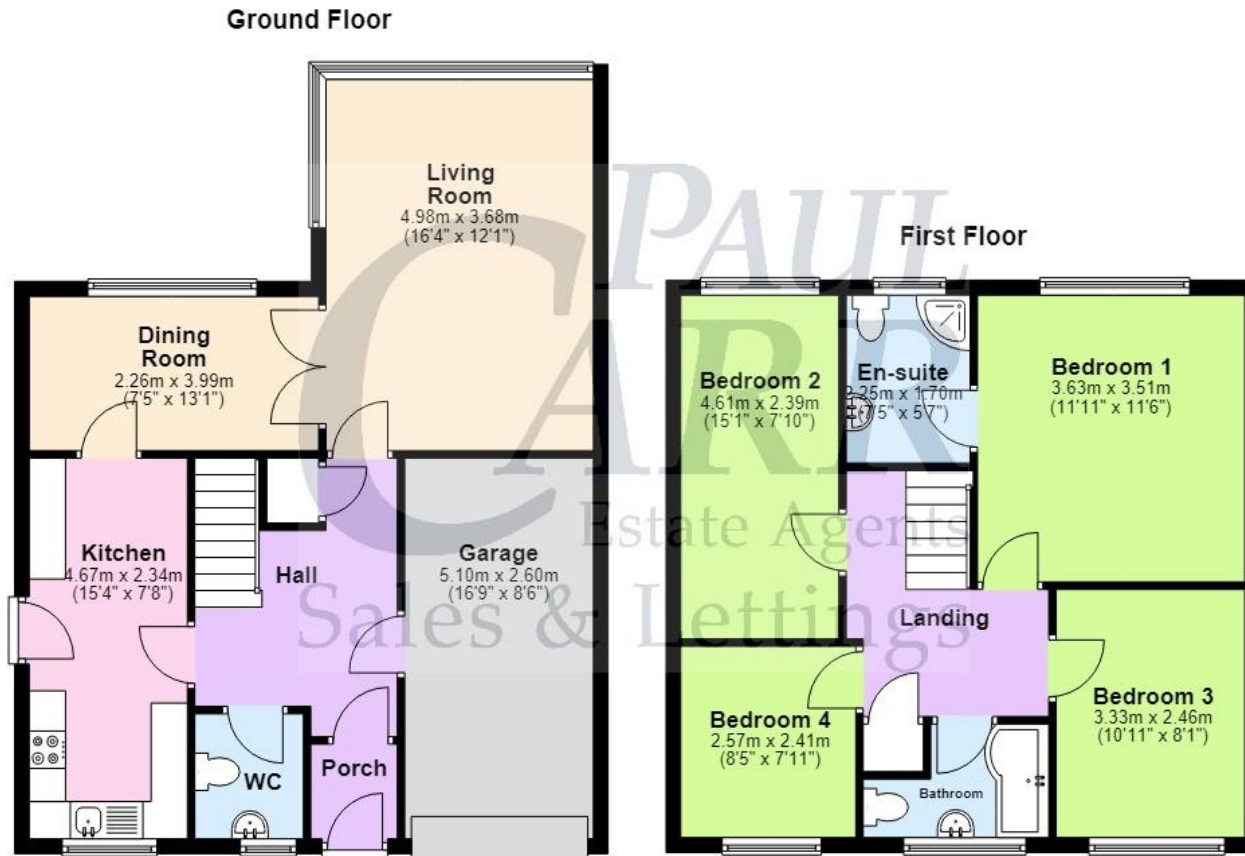
Bathroom 2.74m (9') max x 1.63m (5'4")





Floor Plan

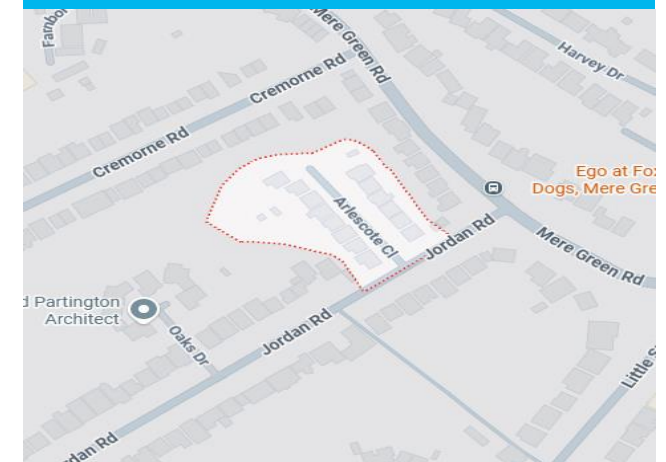
This floor plan is not drawn to scale and is for illustration purposes only

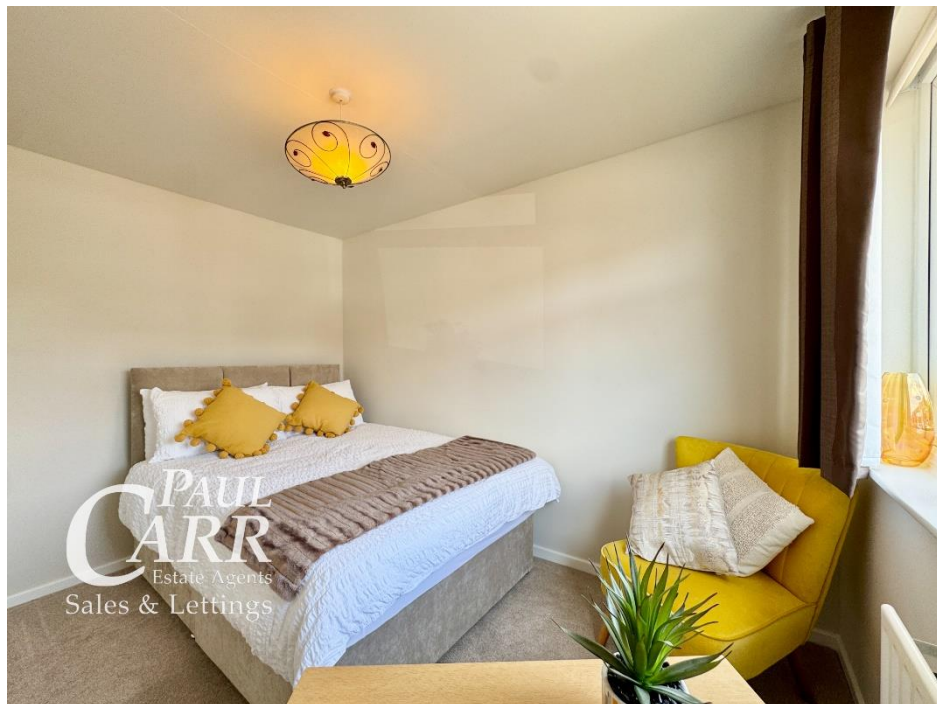


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Plan produced using PlanUp.

Energy Performance Rating

Map Location







Agent's Note:

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