



**PAUL
CARR**
Estate Agents

Four Oaks Road, Sutton Coldfield, B74 2TL

£850,000

£850,000

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Tucked away on a private road, this spacious family home offers generous accommodation across three floors, making it perfect for growing families.

The property welcomes you with a grand entrance hall, setting the tone for the spacious accommodation beyond. The large living room features a beautiful inglenook fireplace, creating a warm and inviting focal point, while a separate family room provides additional versatile living space.

At the heart of the home is the open-plan kitchen and dining area, complete with a substantial central island, perfect for everyday living, entertaining, and family gatherings and access to the rear garden - bringing the outdoors inside.

The first floor comprises three well-proportioned double bedrooms. Bedroom one benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

The second floor offers two spacious loft rooms, providing flexible accommodation that can be tailored to suit your needs, whether as home offices, hobby rooms, a gym, or guest accommodation.

Outside, the private rear garden enjoys a peaceful setting and is not overlooked, offering a wonderful space to relax and entertain.

To the front, a generous driveway provides ample off-road parking.

Local convenience shops are accessible on foot and nearby Mere Green offers a wealth of bars, restaurants and boutiques. This is also a great location for nearby Primary and Secondary schools.





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: 20th July 2026

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.

Property Specification

Exquisite Four Oaks Family Home
Spacious throughout
Grand entrance Hall
3 double bedrooms
Living room with inglenook

Hall

Living Room 6.07m (19'11") x 4.39m (14'5")

Kitchen/Dining Room 8.48m (27'10") x 4.72m (15'6")

Family Room 4.47m (14'8") x 3.63m (11'11")

WC 2.67m (8'9") x 1.24m (4'1")

Store Garage 2.67m (8'9") x 2.51m (8'3")

Store 2.67m (8'9") x 2.50m (8'2")

Landing

Bedroom 1 4.39m (14'5") x 4.14m (13'7")

En-suite 2.34m (7'8") x 1.78m (5'10")

Bedroom 2 4.90m (16'1") x 3.63m (11'11")

Bedroom 3 3.83m (12'7") x 3.76m (12'4")

WC 1.73m (5'8") x 0.86m (2'10")

Bathroom 3 15m (10'4") x 2 69m (8'10")

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: G
Tenure: Freehold
Ground Rent: N/A
Service Charge: N/A
Restrictions: N/A
Other Charges: N/A

Floor Plan

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



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(*then produced using iPlanIt)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

