PAUL CARR Estate Agents Sales & Lettings

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Mere Green Road, Four Oaks, Sutton Coldfield, B75 5DD

£260,000

£260,000

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Offered for sale with no upward chain, this attractive home provides well-proportioned accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The ground floor features a spacious living room to the front, enhanced by a charming bay window which allows plenty of natural light to fill the space. To the rear is an open-plan kitchen and dining area, providing a sociable space for everyday living and entertaining.

To the first floor are two generously sized double bedrooms, together with a family bathroom.

Externally, the property benefits from a private rear garden, offering a pleasant space to relax and enjoy the outdoors.

To the front is a driveway providing convenient off-road parking.

Enviably located within easy walking distance of comprehensive amenities, Mere Green offers a wide choice of supermarkets including Sainsbury's and Marks and Spencer's Food Hall, a range of hairdressers, popular charity shops, bistros, cafes, fine dining restaurants and gastro public houses, well attended Community Centre and library. For the sporting enthusiast there is golf at Moor Hall, Aston Wood and the Belfry. The property lies within walking distance to Mere Green Combined School.





















Property Specification

NO UPWARD CHAIN
living room to fore with bay window
Open plan dining/kitchen
Bathroom
2 double bedrooms

Living Room
4.27m (14') x 3.71m (12'2")

Dining Room

4.24m (13'11") x 3.33m (10'11")

Kitchen 4.27m (14') x 3.25m (10'8")

Bathroom 2.03m (6'8") x 1.68m (5'6")

Landing

Bedroom 1
4.27m (14') x 3.71m (12'2")

Bedroom 2
4.27m (14') x 3.30m (10'10")

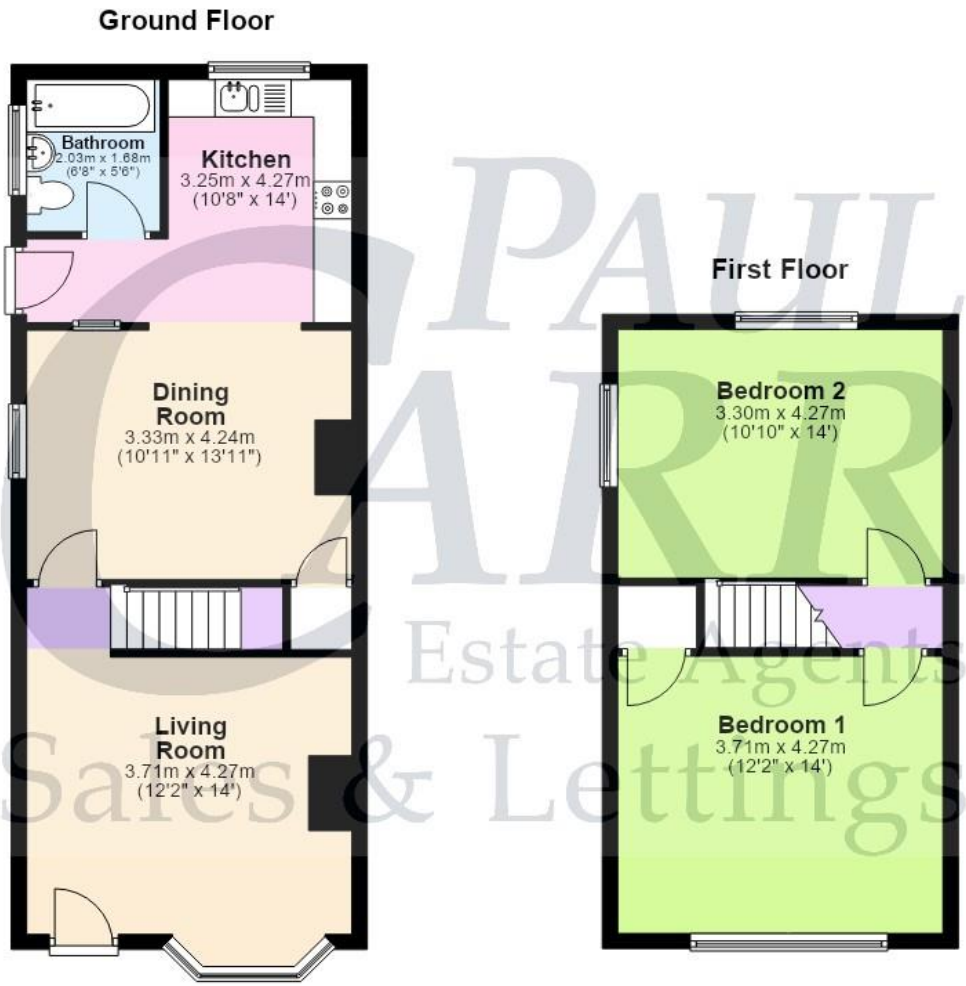
Agent's Note:

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 £47.50 + VAT (£57 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.

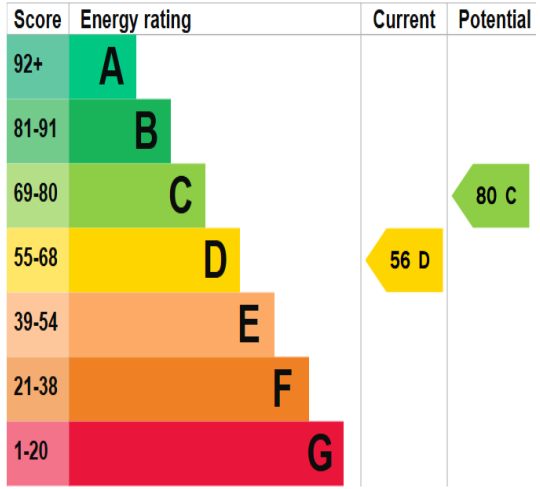
Floor Plan

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

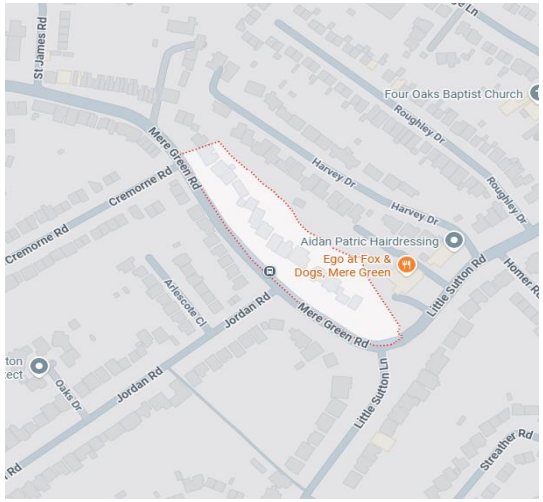


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Plan produced using PlanUp.

Energy Efficiency Rating



Map Location



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