PAUL CARR Estate Agents Sales & Lettings

Four Oaks 0121 308 3737 Fouroaks@paulcarrestateagents.co.uk



White Farm Road,
Sutton Coldfield, B74 4LG

Offers Over £400,000

This beautifully newly renovated home has been finished to a high standard throughout, offering a perfect blend of style and practicality.

To the rear, you'll find a stunning extended kitchen and dining area, thoughtfully designed with ample storage and plenty of space for both everyday living and entertaining. The bright and spacious layout makes it the true heart of the home. At the front, a comfortable living room provides a cosy retreat, ideal for relaxing.

Upstairs, the property features two generously sized double bedrooms, along with a third room that would work perfectly as a home office, nursery, or dressing room.

Completing the home is a stylish, modern bathroom, finished with contemporary fittings and a clean, elegant design. The rear garden is well maintained and enjoys a good size patio.

Within walking distance to highly regarded schools and all amenities this property is NOT TO BE MISSED!

The amenities of Mulberry Walk at Mere Green offer a range of bars, boutiques and bistros, which again can also be reached on foot and nearby Royal Sutton Park offers beautiful walks and stunning scenery. For those needing to travel further afield, Butlers Lane Train Station offers direct links into Birmingham and Lichfield City Centres with further fast links into London.

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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Hall

Living Room
4.24m (13'11") x 3.35m (11')

Kitchen/Dining Area
6.50m (21'4") max x 5.26m (17'3")

WC

Lean-to

Landing

Bedroom 1
4.42m (14'6") x 3.38m (11'1")

Bedroom 2
3.49m (11'5") x 3.40m (11'2")

Bedroom 3
1.98m (6'6") x 1.70m (5'7")

Bathroom







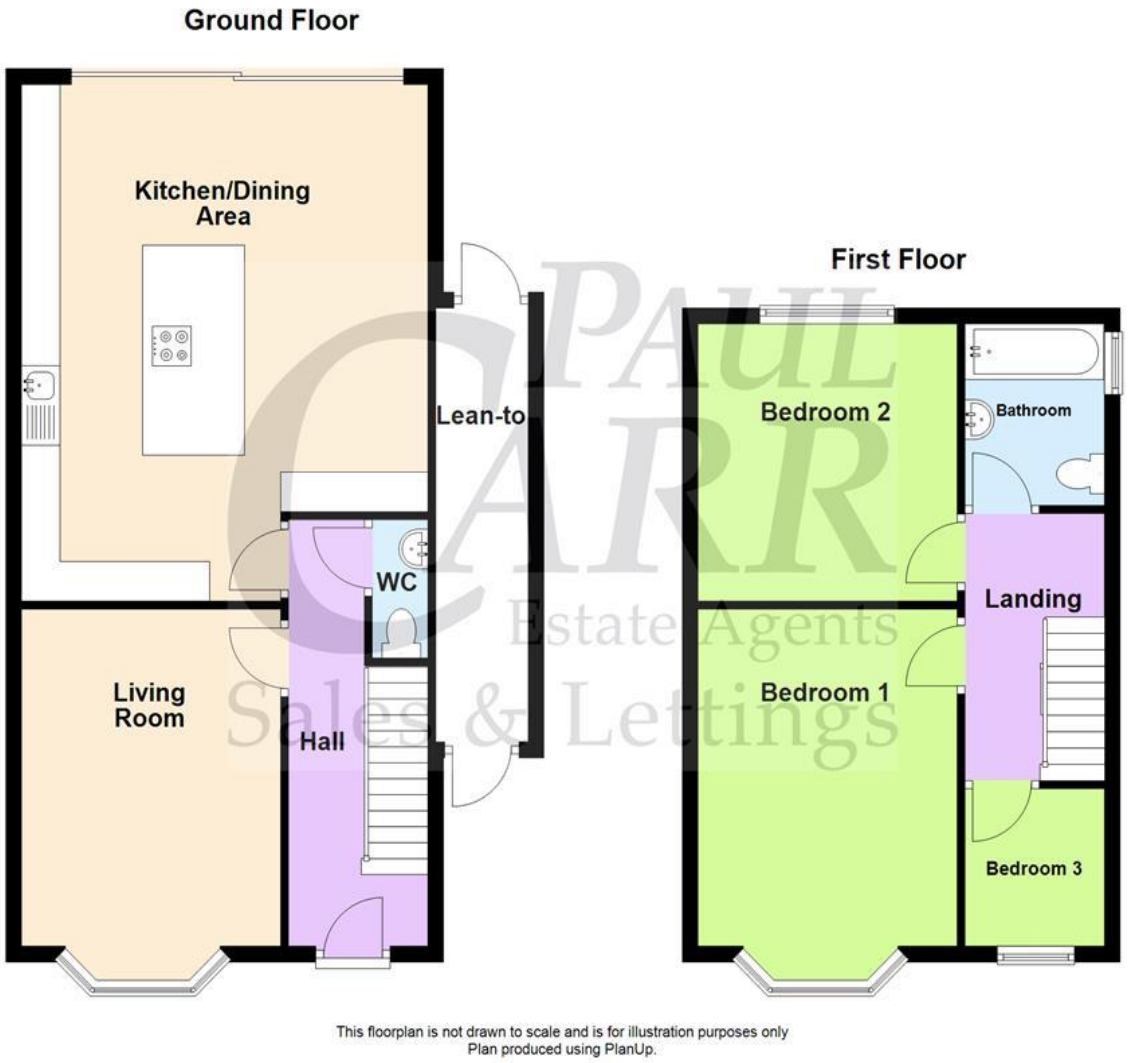






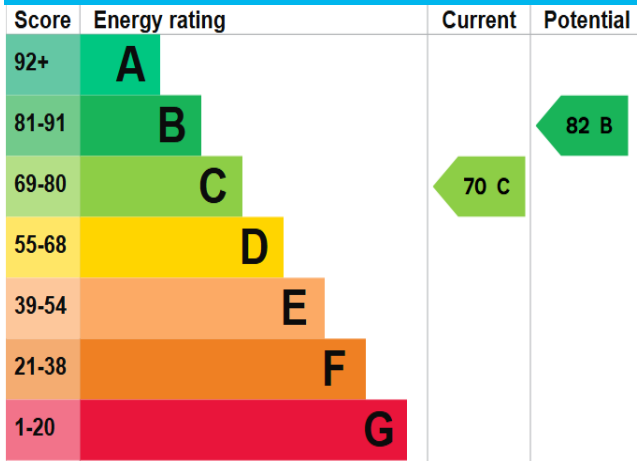
Floor Plan

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

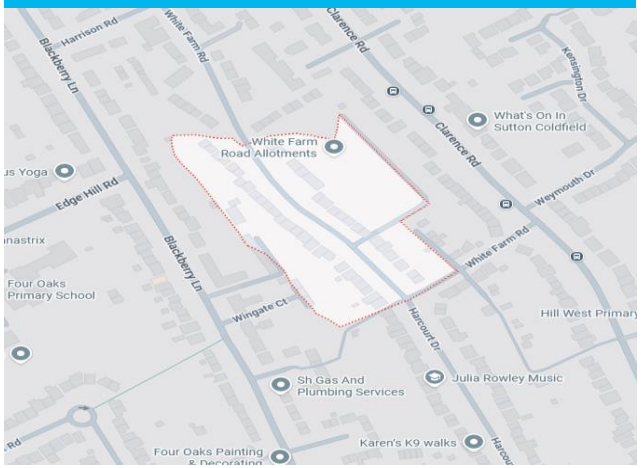


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Energy Performance Rating



Map Location




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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.