



**PAUL  
CARR**

Sara Close, Four Oaks,  
Sutton Coldfield, B74 4BP

**Offers Over £200,000**

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Life at Sara Close offers the perfect blend of comfort, privacy and easy living in a peaceful residential pocket.

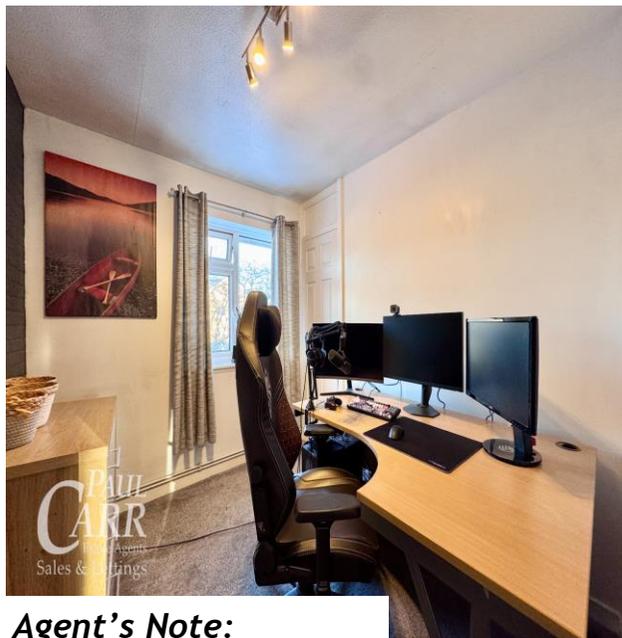
The rear-facing living/dining area enjoys a lovely sense of privacy, complemented by a well-fitted kitchen ideal for everyday living.

Two generously sized double bedrooms, to the front elevation, feature built-in wardrobes, while the modern bathroom adds a contemporary touch.

Completing the appeal are a garage in a separate block and a beautifully positioned south-facing private rear garden.

Sara Close is just a short walk away from sought after schools. Butlers Lane Train Station is a fantastic asset to have on your doorstep with direct links into Birmingham & Lichfield City centres. There is a great variety of nearby shops and amenities at Mulberry Walk in Mere Green, including a superb range of bars, bistros, restaurants and supermarkets.





## Property Specification

FIRST FLOOR maisonette  
PRIVATE SOUTH facing rear GARDEN  
2 DOUBLE bedrooms  
Living room large enough to include breakfast table  
Well fitted kitchen

Porch

Hall

Living Room  
3.99m (13'1") x 3.68m (12'1")

Kitchen  
2.77m (9'1") x 2.57m (8'5")

Bedroom 1  
4.37m (14'4") x 3.02m (9'11")

Bedroom 2  
3.40m (11'2") x 2.44m (8')

Bathroom

South facing Rear Garden

Garage

### 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:

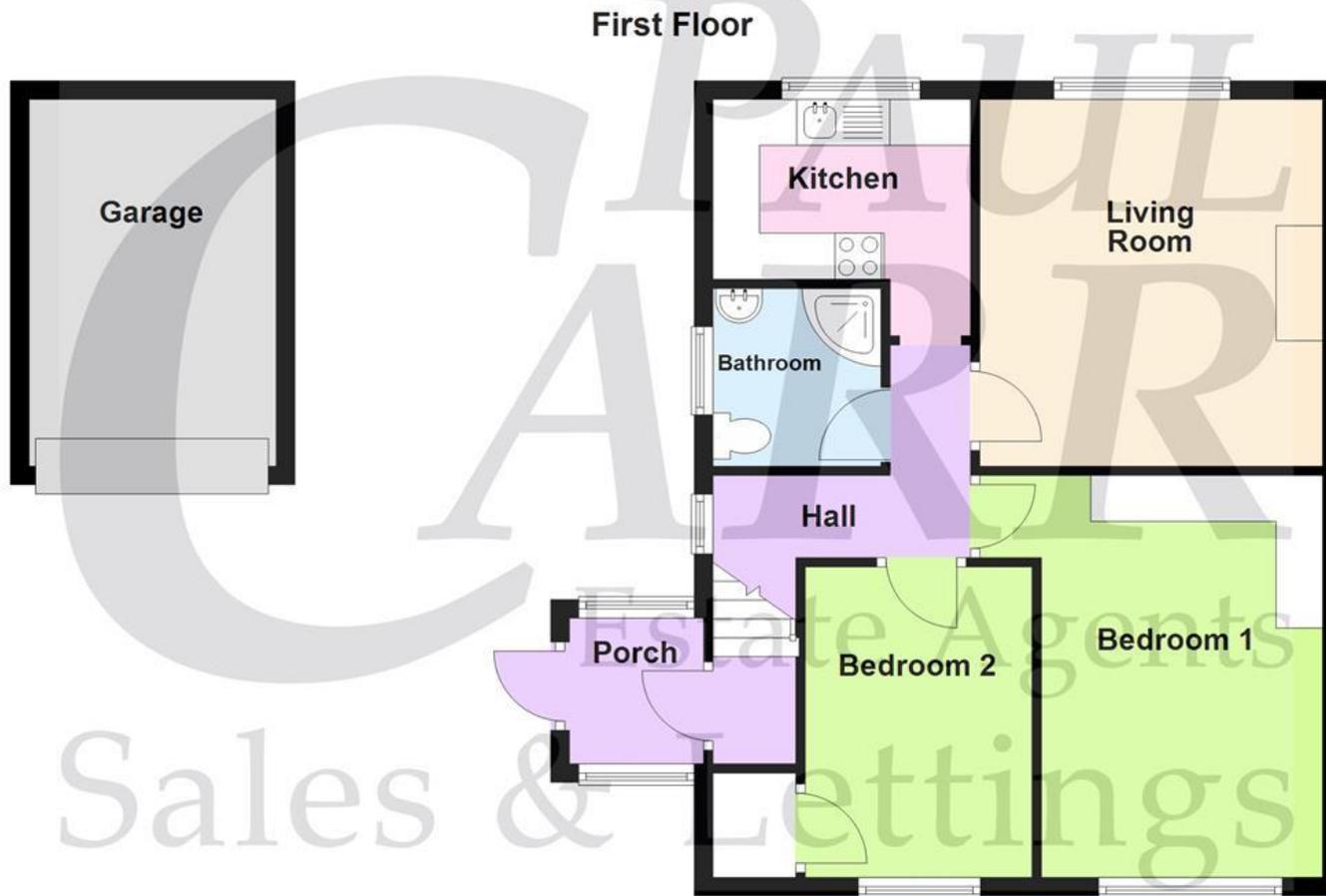
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### Viewer's Note:

Services connected: Gas, Water, Electric and Drainage  
Council tax band: B  
Tenure: Leasehold years remaining, lease from  
Ground Rent: £250.00  
Service Charge: £0

# 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

