PAUL CARR Estate Agents Sales & Lettings

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



Coburn Drive, Sutton Coldfield, B75 5NT

Offers in Excess of £400,000

OIEO £400,000

3 2 2

Tucked away in a peaceful cul-de-sac, this attractive semi-detached home offers well-presented and versatile accommodation, ideal for families. The ground floor comprises a welcoming living room, a modern kitchen, and a bright conservatory with views over the rear garden. The former garage has been thoughtfully converted to create a spacious dining room, perfect for entertaining or family meals. A downstairs shower room and utility complete this level. Upstairs, there are three comfortable bedrooms served by a family bathroom. Outside, the property enjoys a private rear garden, while to the front there is a driveway providing off-road parking. Local shops are easily accessible with comprehensive. Four Oaks railway station is also in Mere Green and provides commuters with a regular service to the city centres of Birmingham and Lichfield. The area is well served by schools which cater for all age groups Including Moor Hall primary school, Little Sutton primary school and Mere Green school and nursery.





















Property Specification

SEMI DETACHED FAMILY HOME
3 BEDROOMS (POTENTIAL GROUND FLOOR BEDROOM)
LIVING ROOM WITH ALCOVE
MODERN KITCHEN
CONSERVATORY

Hall

Porch

Living Room 6.91m (22'8") x 4.27m (14')

Conservatory

Kitchen/Family Area 5.26m (17'3") x 2.49m (8'2")

Utility 3.45m (11'4") x 3.05m (10')

Shower Room

Dining Room 4.34m (14'3") x 2.24m (7'4")

Landing

Bedroom 1 3.71m (12'2") x 2.82m (9'3")

Bedroom 2 3.12m (10'3") x 2.79m (9'2")

Bedroom 3 2.84m (9'4") x 2.49m (8'2")

Bathroom

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: 12th August 2026

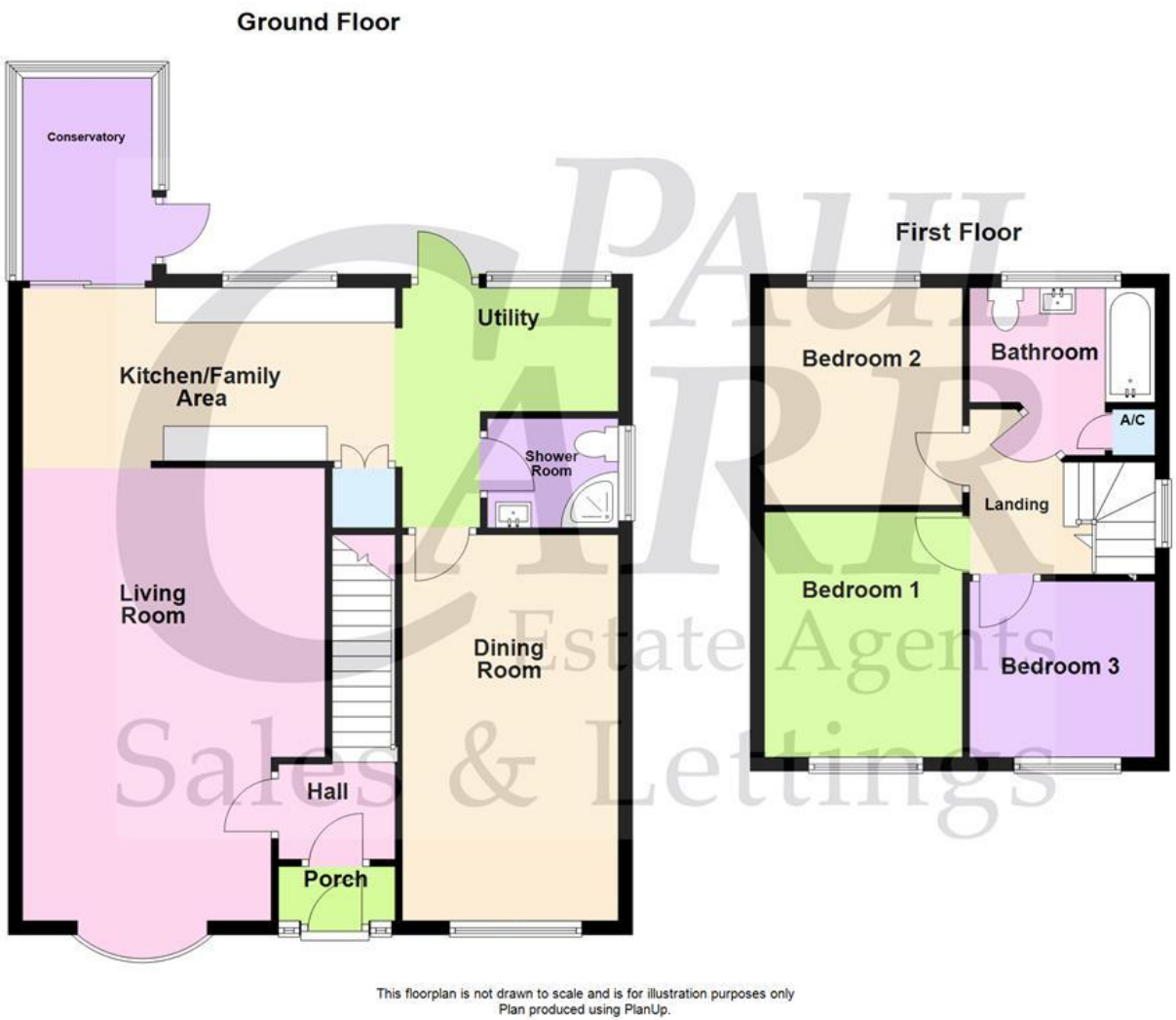
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

Services connected: Gasm water electric and drainage
Council tax band: D
Tenure: Freehold
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

Floor Plan

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

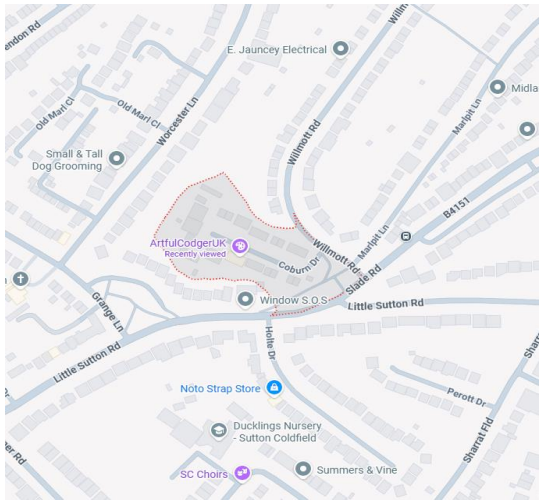


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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



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