



Bradgate Drive, Four Oaks,
Sutton Coldfield, B74 4XG

Offers Over £750,000

Step into a home that instantly captivates with its show-home perfection and undeniable “wow” factor - This is more than just a house—it’s a statement home, thoughtfully designed, impeccably finished, and ready to impress at every turn.

From the moment you enter, the spacious hallway sets the tone—bright, elegant, and beautifully welcoming, offering a glimpse of the exceptional design that flows throughout. At the heart of the home lies a breathtaking open-plan living, dining, and kitchen space, designed for both luxurious everyday living and effortless entertaining. Underfloor heating adds a touch of indulgence, while expansive bifold doors flood the space with natural light and seamlessly connect indoors with the garden beyond.

The kitchen is nothing short of spectacular—sleek marble worktops, high-end integrated appliances, and cleverly designed pocket doors create a clean, contemporary finish, all centred around a stunning island that invites gathering and conversation. To the front, a separate family room provides a cosy retreat—perfect for relaxing evenings or a quiet escape. The ground floor is completed with a stylish WC and a generous double garage.

Upstairs, the sense of space continues with four beautifully proportioned bedrooms, some with fitted wardrobes. Bedroom one is a true sanctuary, featuring a luxurious ensuite and elegant Juliette balcony, adding a touch of romance and charm. Each additional bedroom offers comfort and versatility, ideal for family living or hosting guests. The rear garden is well maintained and enjoys a patio area and to the fore the home enjoys a large drive.

Bradgate Drive approached via Hill Hook Road is ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.



Porch

Hall

Open Plan Living Room/Kitchen 8.53m (28') x 5.46m
(17'11")

Dining Area 2.85m (9'4") x 2.59m (8'6")

Family Room 4.47m (14'8") x 3.53m (11'7")

WC

Foyer

Double Garage

Landing

Bedroom 1 6.13m (20'1") x 3.53m (11'7")

En-suite

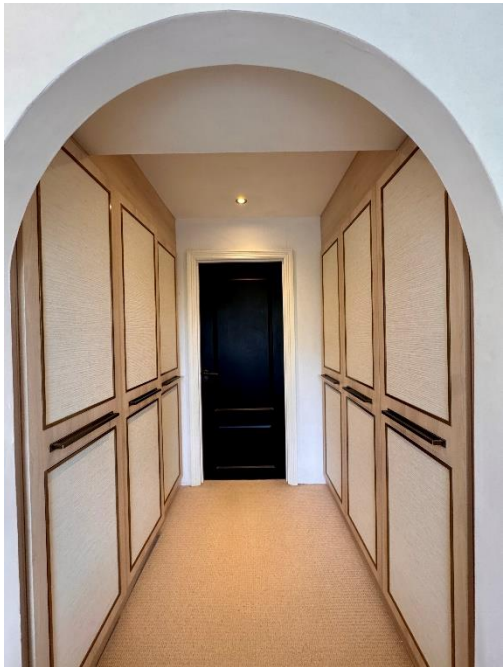
Bedroom 2 4.95m (16'3") x 2.74m (9')

Bedroom 3 3.51m (11'6") x 2.96m (9'8")

Bedroom 4 3.63m (11'11") x 2.79m (9'2")

Bathroom





Floor Plan

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

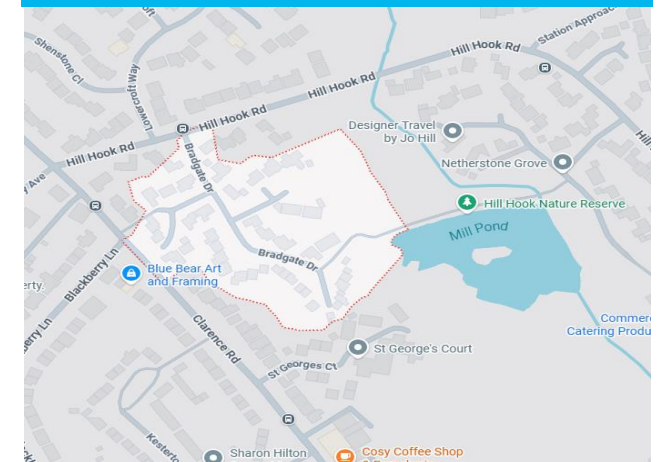


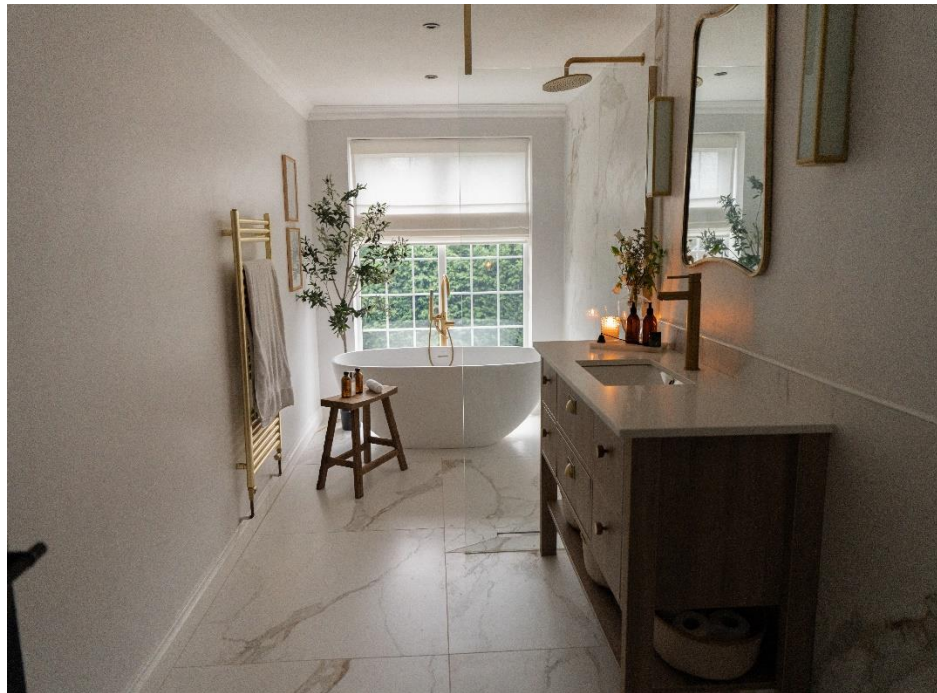
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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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