



Roughley Drive, Four Oaks,
Sutton Coldfield, B75 6PN

Offers in Excess of £650,000

If you've been waiting for that special "WOW FACTOR" then this luxurious, recently extended and refurbished to an extremely high standard home, will appeal immensely to those who wish for a ready made well thought-out abode, requiring very little if any maintenance or need for adjustment.

Step inside, and you're greeted by an immaculate interior that's as effortlessly chic as it is functional. At the front, a cozy yet stylish family room invites you to unwind, while at the rear, a spacious living room provides the perfect spot for entertaining or curling up with a good book. Need a quiet space to work? The dedicated home office has you covered. The heart of the home is the fabulous breakfast kitchen ideal for everything from lazy Sunday brunches to bustling family dinners. A separate utility room keeps the mess out of sight, and the ever-handy WC adds an extra layer of convenience.

Upstairs, four beautifully designed bedrooms await, with bedroom three boasting its own ensuite (because who doesn't love a little luxury?). A sleek, modern bathroom serves the rest of the floor.

Outside, a large driveway means no more parking struggles, and the garage offers extra storage for all your must-haves. Stylish, spacious, and full of character this is more than just a house, it's a home with personality.

Roughley Drive occupies an established and highly sought-after location within Four Oaks. Mulberry Walk in Mere Green provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining. The area is well served by well regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks train station is nearby and provides commuters with ease of access to Birmingham and Lichfield city centres.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk

Hall

Living Room
5.97m (19'7") x 4.32m (14'2")

Office
3.25m (10'8") x 1.96m (6'5")

Family Room
5.77m (18'11") x 3.25m (10'8")

Kitchen
6.99m (22'11") x 3.66m (12') max

WC

Utility
2.13m (7') x 1.60m (5'3")

Garage

Landing

Bedroom 1
4.17m (13'8") x 3.30m (10'10")

Bedroom 2
3.66m (12') x 3.33m (10'11")

Bedroom 3
5.97m (19'7") x 2.13m (7')

En-suite

Bedroom 4
2.44m (8') x 2.36m (7'9")

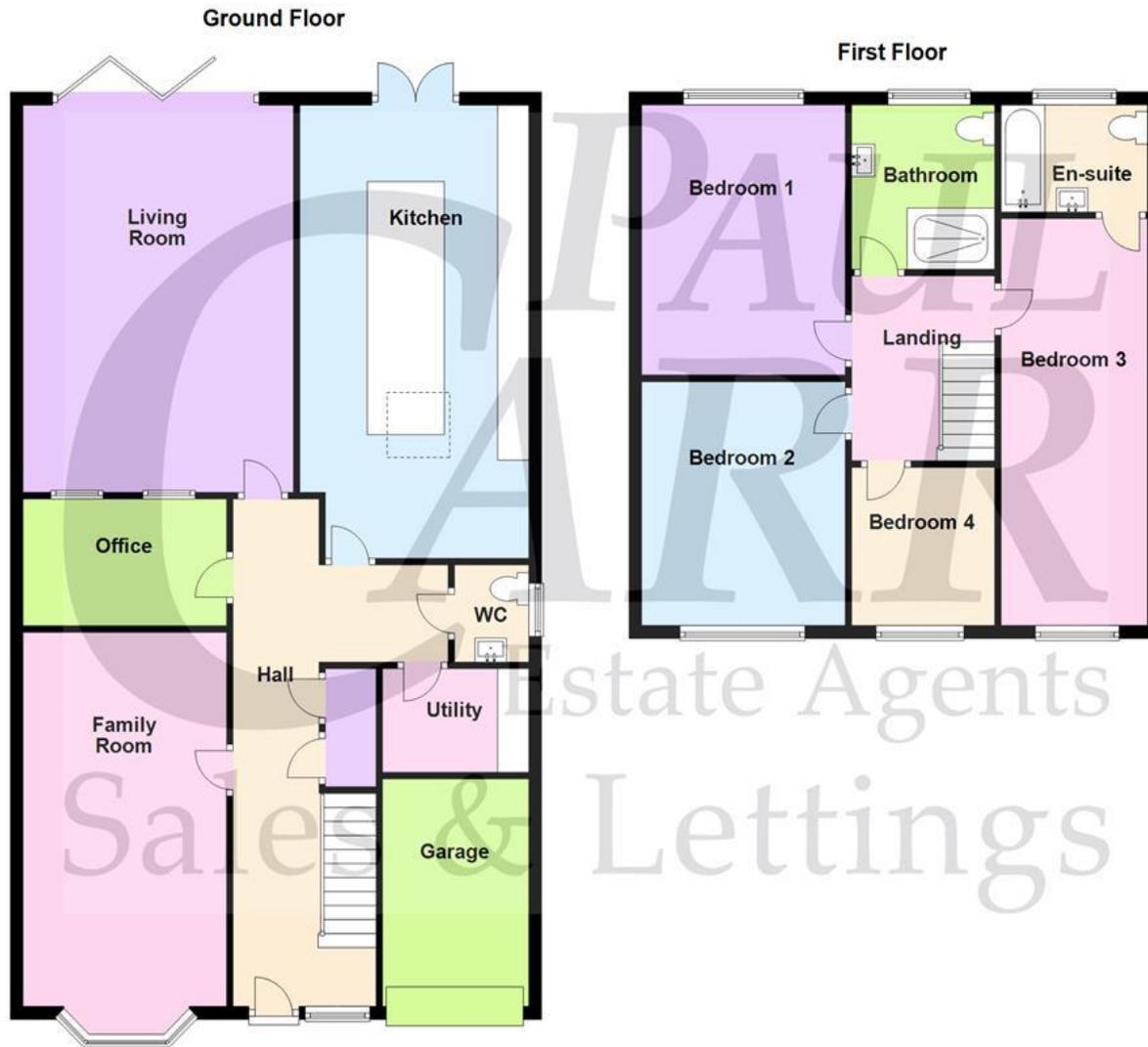
Bathroom





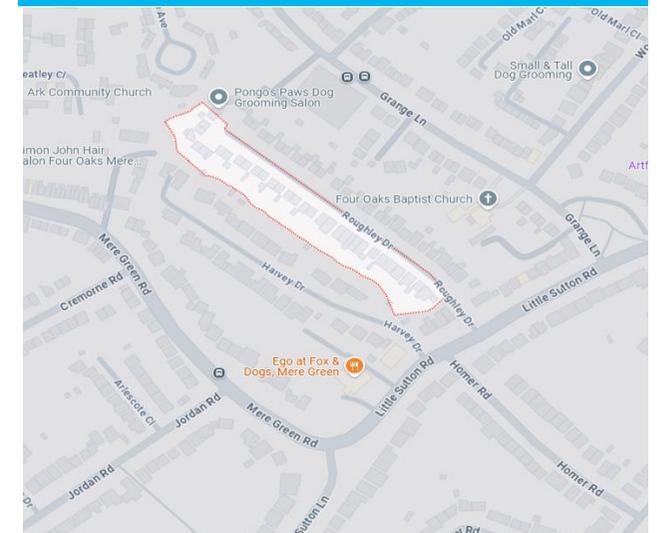
Floor Plan

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



Energy Performance Rating

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: