



**PAUL
CARR**
Estate Agents
Sales & Lettings

Ramblers Way, Four Oaks,
Sutton Coldfield, B75 5DJ

Guide Price £390,000

Life at Ramblers Way is all about stylish, modern living over three floors - A contemporary, well-designed home in a sought-after spot, ready for its next chapter.

This end terraced home is beautifully finished throughout, and the sellers are now ready to upsize. The ground floor features a spacious living and dining area and a sleek kitchen with integrated appliances—perfect for entertaining or everyday life.

Upstairs, two bedrooms and a home office sit on the first floor, while the top floor is dedicated to the principal bedroom with ensuite, with plenty of eaves storage - offering a private retreat.

Outside, the rear garden is secluded and the driveway fits two cars—practical and peaceful.

Ramblers Way provides ideal for access to desirable Little Sutton Primary school and the popular Harvest Fields community centre which offers a range of activities and classes for all ages, along with the surrounding green and park. Nearby Mere Green centre has a wealth of amenities including Mulberry Walk which offers a range of bars, bistros and cafes plus there are several supermarkets and nearby train links from Four Oaks station offer direct routes into Birmingham & Lichfield City Centres.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

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/Dining Room
4.93m (16'2") x 4.65m (15'3") max

Kitchen
2.79m (9'2") x 2.39m (7'10")

WC

Landing

Bedroom 2
4.04m (13'3") x 2.79m (9'2") max

Bedroom 3
2.77m (9'1") x 2.57m (8'5")

Bedroom 4
2.77m (9'1") x 1.98m (6'6")

Bathroom

Landing

Bedroom 1
4.29m (14'1") x 3.50m (11'6")

En-suite

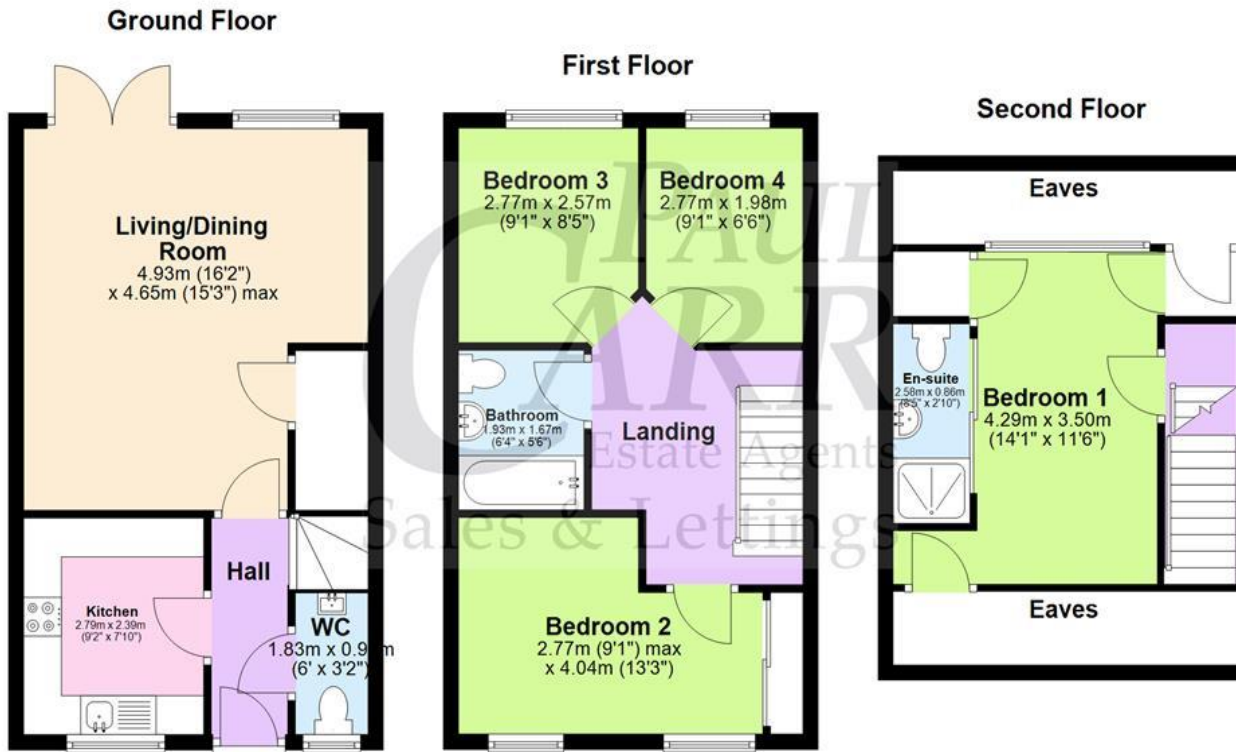
Eaves





Floor Plan

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

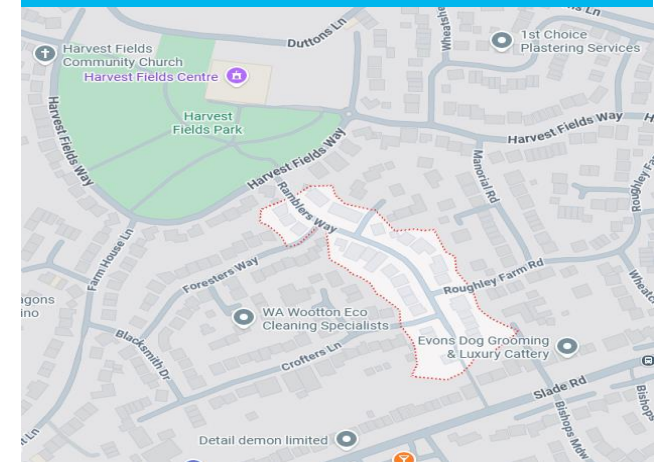


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 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:

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.