



**PAUL
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Sales & Lettings

Knighton Close, Four Oaks,
Sutton Coldfield, B74 4BA

£650,000

Perched at the top of a peaceful cul-de-sac, this character-filled home enjoys an elevated position with delightful views over Four Oaks, creating a wonderful sense of privacy as well as space both inside and out.

Step through the front door into a wide and welcoming hallway, where original flooring adds warmth and a touch of period charm. From here, you're drawn into a bright bay-fronted family room, flooded with natural light—perfect as a cosy lounge, playroom, or even a stylish home office.

To the rear, a second living room offers a more intimate retreat, with direct access to the garden, making it an ideal spot to unwind or host relaxed evenings.

The true heart of the home is the impressive kitchen/diner—a beautifully designed space that combines style with practicality. With a large centre island and room for a large dining table, it's perfectly suited to everything from busy weekday mornings to entertaining guests. A laundry room, WC and garage completes the ground floor accommodation.

Upstairs, the sense of space continues with four well-proportioned bedrooms, each with large windows allowing in a wealth of natural light. The two bathrooms are thoughtfully arranged to comfortably serve a growing household.

Outside, the property boasts a wide and versatile South West garden—ideal for children to play, gardening enthusiasts, or hosting summer barbecues. There's plenty of room to create different zones for relaxing, dining, and entertaining, all while enjoying the open outlook.

Knighton 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.

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

Dining Room/Family Room
3.78m (12'5") x 3.73m (12'3")

Living Room
5.92m (19'5") x 3.73m (12'3")

Open plan Kitchen/Dining
5.21m (17'1") x 4.72m (15'6") max

Laundry Room
3.89m (12'9") x 2.82m (9'3") max

WC

Garage

Landing

Bedroom 1
4.10m (13'5") x 3.71m (12'2")

Bedroom 2
3.96m (13') x 3.78m (12'5")

Bedroom 3
4.31m (14'1") x 3.53m (11'7")

Bedroom 4
2.69m (8'10") x 2.41m (7'11")

Bathroom

Shower Room





Floor Plan

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

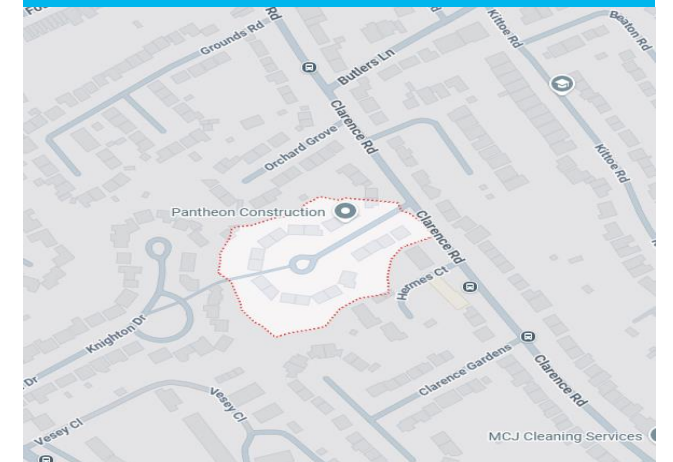


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Plan produced using PlanUp.

Energy Performance Rating

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

Map Location







Agent's Note:

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